

ACE

ISSUE NO. 14 50 CENTS

BEST HOMES



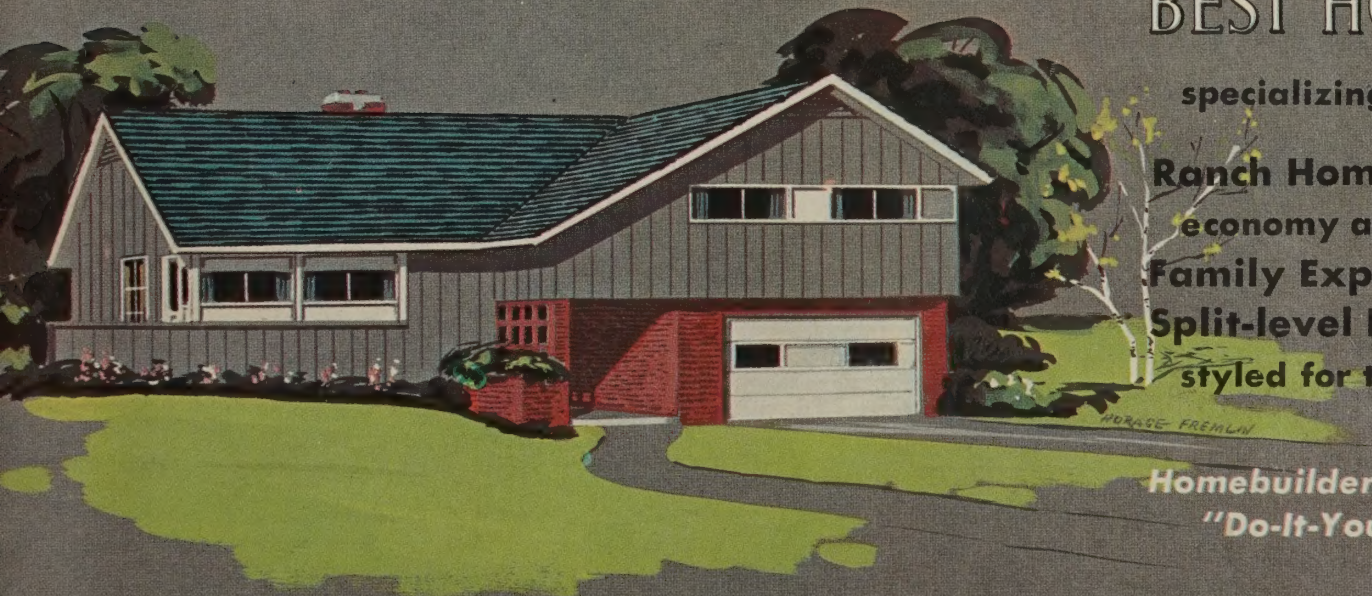
A RANCH HOME FOR RELAXATION

CHARM INSPIRED MULTI-LEVEL

BEST HOMES

specializing in

Ranch Homes —
economy and luxury
Family Expansibles
Split-level Plans —
styled for today



Homebuilder tips on
"Do-It-Yourself"

All working-drawing
blueprints available



**Architect-Designed
plans mean
Quality + Economy**

Best plans

ANY PLAN you select from *Best Homes* will bring you the blueprints for a home created by a well-known, competent architect-specialist who has chosen the best of his own plans with *your* family in mind.

Whether you are looking for a home that is elaborate or simple, you'll want to take advantage of as many of the latest improvements, and with your architect-designed, construction-tested *Best Homes* plan you can be sure that you will "build in" living conveniences.

... with new developments.

Among the many recent new developments are L-shaped living areas, open planning, maximum window areas to blend indoor and outdoor living, air conditioning, furniture built-ins to conserve space and costs, sliding door closets, all-purpose family rooms, efficient kitchens whatever their size, more and improved space for storage in every area possible, brand-new, better-service materials, and others too numerous to mention.

You'll want as many as you can get — and your first, saving step toward the best house for your money is the plan designed by the expert architect.

Blueprints adaptable

Any house shown in frame can be built of brick, stone, concrete block, etc. Your contractor can make the necessary adjustments for the width of exterior walls on the blueprints you receive.

... Basementless

You can decide to have a basement, or eliminate it if it is shown in the plans you select. If there is a basement, the space occupied by cellar stairs is, in most cases, just about right for the furnace and water heater. If there is no basement, either inside or outside cellar stairs can be added. Your local expert can make either of these changes right on the job, from your blueprints.

... Reversals.

To help adapt a plan to your particular site, reversed plans can be furnished. If you order "reversed" plans, you will get two sets of blueprints mechanically reversed as in a mirror, and since this process reverses lettering and figures as well, all other sets are sent in the original form. There is no extra charge for this service.

Immediately available.

Use the special order blank on page 47 and you'll get everything you need, in blueprint form, to give your builder as a guide for the home you have always wanted. These complete working-drawing blueprints will enable any experienced contractor to build your house as you want it.

BEST HOMES

ISSUE 14

The houses are, in general, arranged by size according to square foot area. This does not include optional areas such as porches, garage, or terrace, but only living space. See page opposite and 22-23 for helpful suggestions..

2 Bedroom Homes

See pages 2, 3, 6, 7, 10, 20, 21, 32, 40, back cover.

3 Bedroom Homes

See pages 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 18, 20, 21, 24, 26, 28, 30, 32, 34, 35, 36, 37, 38, 39, 40, 42, 44, 46, back cover.

4 (and more) Bedroom Homes

See pages 2, 6, 17, 20, 21, 24, 26, 27, 32, 44, 46, back cover.

Homes with Recreation Rooms, Dens

See pages 3, 4, 7, 10, 14, 16, 18, 24, 26, 27, 28, 30, 32, 35, 36, 37, 38, 39, 40, 42, 44, 46.

Homes with Garage

See pages 2, 3, 4, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 24, 26, 27, 28, 30, 32, 34, 35, 36, 37, 38, 39, 40, 42, 44, 46, back cover.

Ranch Homes

See pages 3, 7, 9, 10, 11, 12, 15, 17, 18, 26, 30, 34, 36, 37, 38, 39, 40, 44, 46.

1½ Story Expansion Homes

See pages 2, 6, 20, 21, 32, back cover.

2 Story Home; See page 8.

Split-Level Homes

See pages 4, 14, 16, 24, 27, 28, 35, 42.

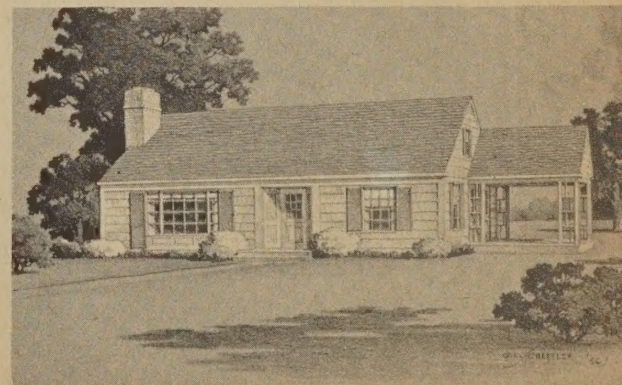
Spacesavers Incorporated	Alwin Cassens, Jr.	2
Lucky Find	Herman H. York	3
Ranch-Styled Tri-Level	Herman H. York	4
When You Settle Down	Alwin Cassens, Jr.	6
For a Narrow or Corner Lot	Lester Cohen	7
A House to Grow In	Derick B. Kipp	8
Outdoor Charm—Indoor Ease	Alwin Cassens, Jr.	9
Every Inch a Charmer	Alfred H. Ryder	10
All-American Casual	Schulman & Soloway	11
Ranch House Par Excellence, <i>Cover Feature</i>	Herbert W. Neumann	12
Splendid Split-Level	Herman H. York	14
Simply Wonderful	Lester Cohen	15
Split-Level Styling at Its Best	Herbert C. Struppmann	16
Prize Winning Four-Bedroom Rambler	Lester Cohen	17
Today's Plan for a Rosy Future	Lester Cohen	18
Additional Income In Style	Alwin Cassens, Jr.	20
Delightful Home for the Smaller Lot	Fenick A. Vogel	21
Where Not to Do-It-Yourself	by Daniel Lawrence	22
Something Different in Split-Levels	Fenick A. Vogel	24
Ranch Home with an Added Asset	Herbert C. Struppmann	26
Fabulous Four-Bedroom	Herbert C. Struppmann	27
Charm-Inspired Multi-Level, <i>Cover Feature</i>	Herman H. York	28
Geared to Individual Living	Lester Cohen	30
Spacious and Gracious Expansion	Derick B. Kipp	32
Ranch House Show Place	Alwin Cassens, Jr.	34
Comfort Keyed Multi-Level	Herman H. York	35
Family Room Featured	Herman H. York	36
Ranch House Modern	Fenick A. Vogel	37
Multi-Purpose Recreation Room	Alwin Cassens, Jr.	38
Panorama Terrace Living	Alwin Cassens, Jr.	39
Versatile Ranch Planning	Herman H. York	40
Open Planning on Every Level	Herman H. York	42
Look-Ahead Luxury Ranch House	Lester Cohen	44
Ranch House Masterpiece	Alwin Cassens, Jr.	46
How to Order the Blueprints of Your Choice		47
A Library of House Plan Books	<i>inside back cover</i>	
Expansion for Today, <i>Back Cover Feature</i>	Alfred H. Ryder	

BEST HOMES, *A Quarterly*

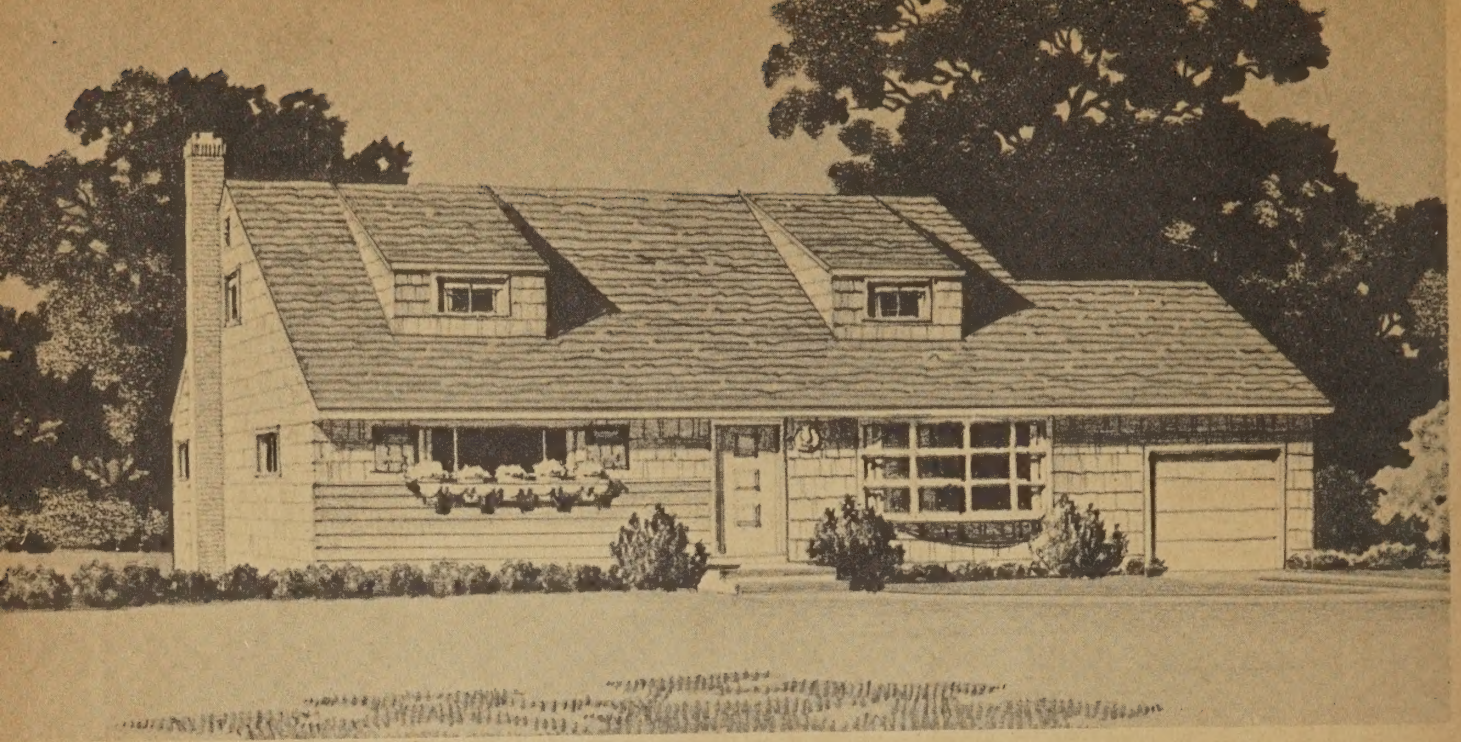
published by ARCHWAY PRESS, INC., 117 W. 48th St., N. Y. 36, N. Y.

Telephone: PLaza 7-5580

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A House to Grow In; p. 8.



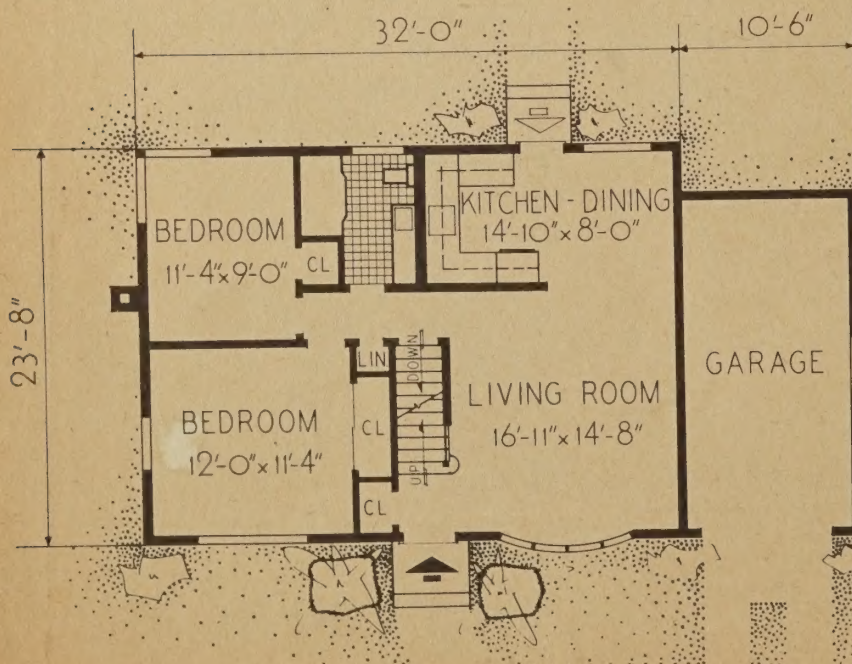
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Spacesavers Incorporated

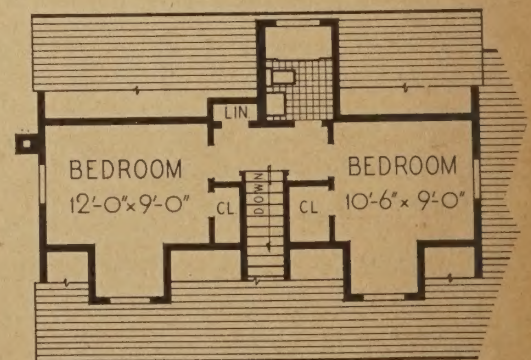
PLAN NO. 3363-F

You'd never guess that this spacious looking house could fit, without the garage, on a 50' lot. And in addition, there are four comfortable bedrooms, each with two exposures. Other economy features are apparent, too. Bathrooms are on the same plumbing stack, and the kitchen is back-to-back with the downstairs vanitory-bathroom. Even in the most expensive expansion home you'll never find a more luxuriously planned living room with a bow picture window and a graceful open stairway. The U-shaped arrangement of kitchen utilities is the most prac-

tical for convenience and stepsaving qualities, and the dining area with its huge picture window combines to form a living-dining-entertaining "L" that is a delight. Should you wish to keep the attached garage, a 60' lot would be enough. Welcome touches on the exterior of this delightful house include an interesting window box and low planting is suggested to increase the appearance of width. The well-proportioned shed dormers lend an air of homelike charm. Here is a luxury plan made for a family who live on a budget and love it.



Overall Dimensions: 32" x 23'8", excl. gar.
Square Feet: 757 (1st floor).
Architect: Alwin Cassens, Jr.



EXPANSION FLOOR
Reduced Scale

Lucky Find

PLAN NO. 4629-F

It's not only luck when you find a three-bedroom house in less than 1,000 square feet, it's sensible planning, with family needs considered. The three bedrooms will accommodate a family of five in happy comfort, and the small bedroom can be furnished with studio couch to serve as a den, guest room, study or TV room as a double feature. A vestibule and coat closet shield the living room from front door drafts. Its handsome windows are economical, with small panes presenting a charming effect both outside the house and in the room itself. Wall space is well-planned to make furniture placement easy and effective. Through an arch to the back is the dining area, with

corner windows for sparkling, sunny effect. This tidy area opens into the kitchen, but with a gateleg table or a pretty, Provincial dining table and chairs, you'll be proud to have it glimpsed from the living area. Double sinks in the kitchen are under the sunny window and there's good work space and cabinets, too. Economy is featured in having the bath and kitchen plumbing back-to-back, but what a nice luxury touch you'll find with double wash bowl lavatories in the family bathroom. The attached garage is optional and can be added whenever you feel your budget will allow. You can't beat this house for its wealth of living on a pin money budget.

Overall Dimensions: 35' x 29'4",
excluding garage.

Square Feet: 839.

Architect: Herman H. York.

Budget Bonus Extras:

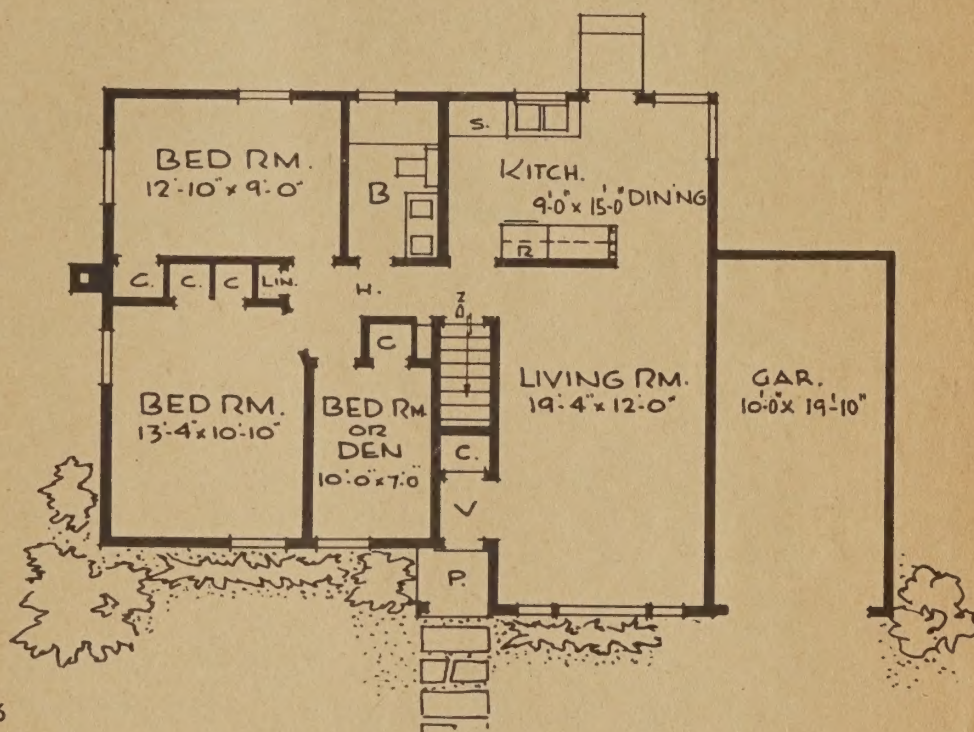
Corner windowed dining alcove.

Add a hall door for the den.

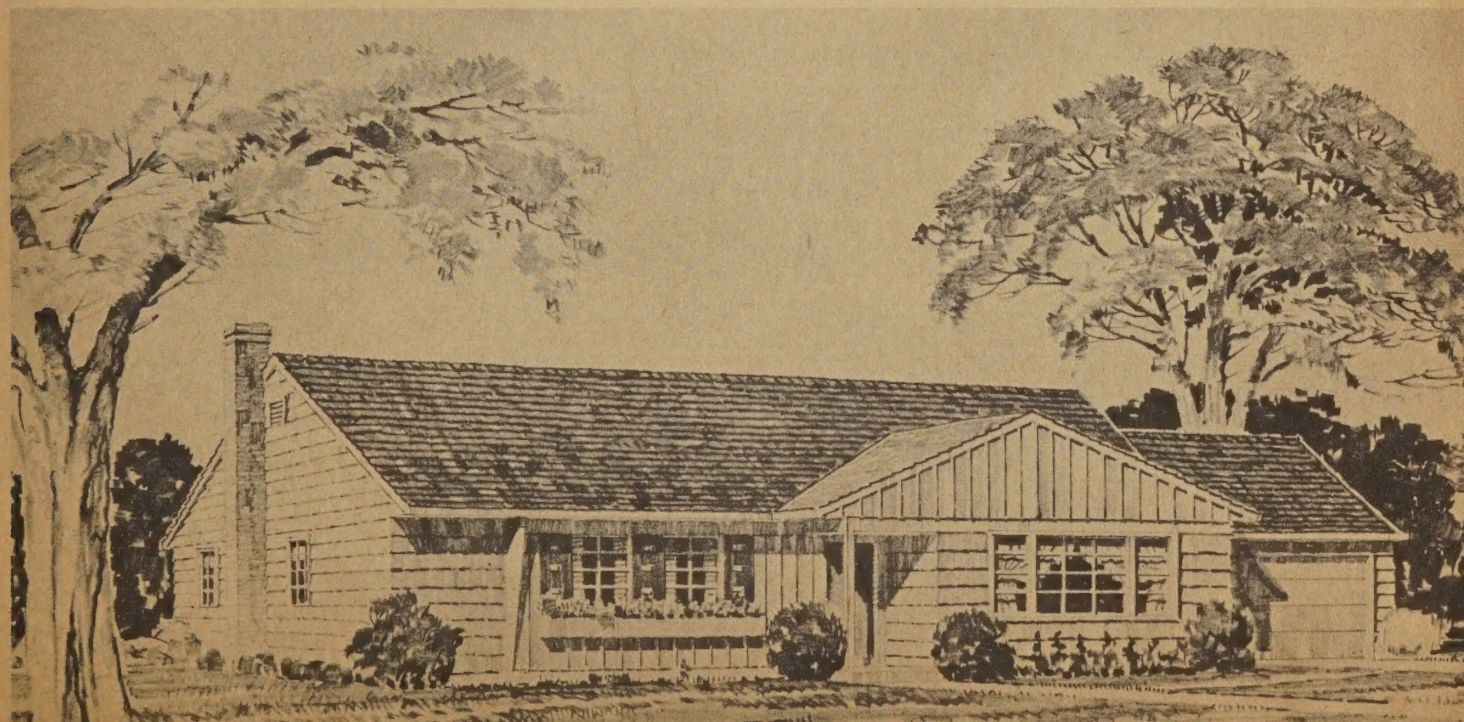
Twin vanitory in the bathroom.

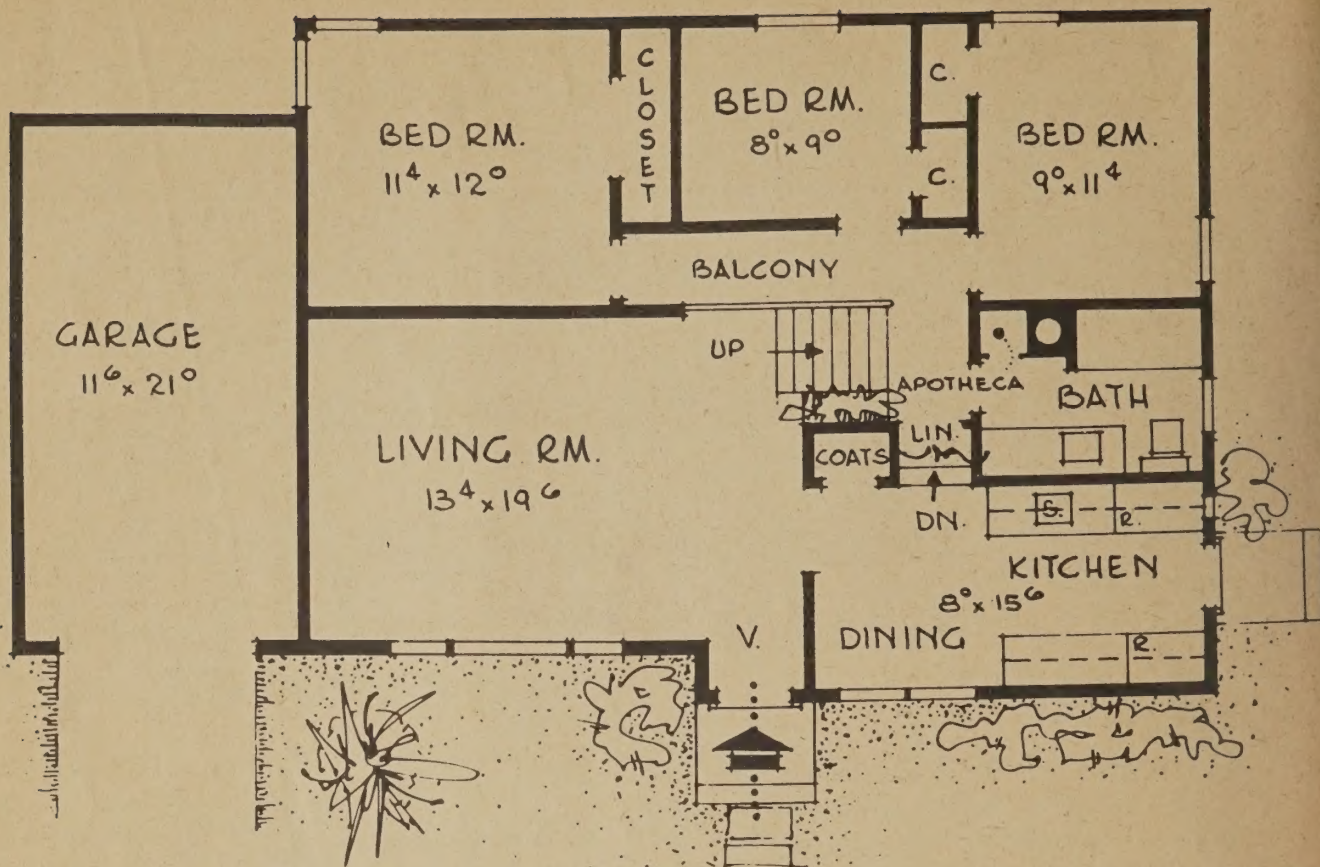
Six super closets plus cellar storage.

Covered front porch.

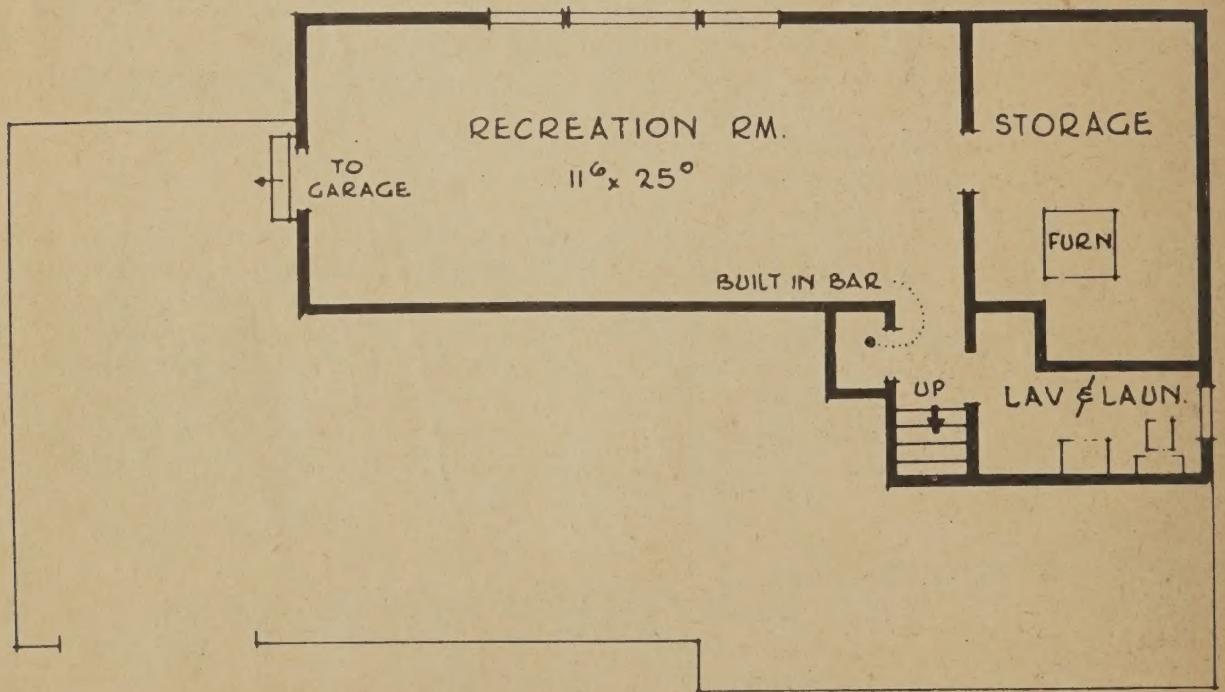


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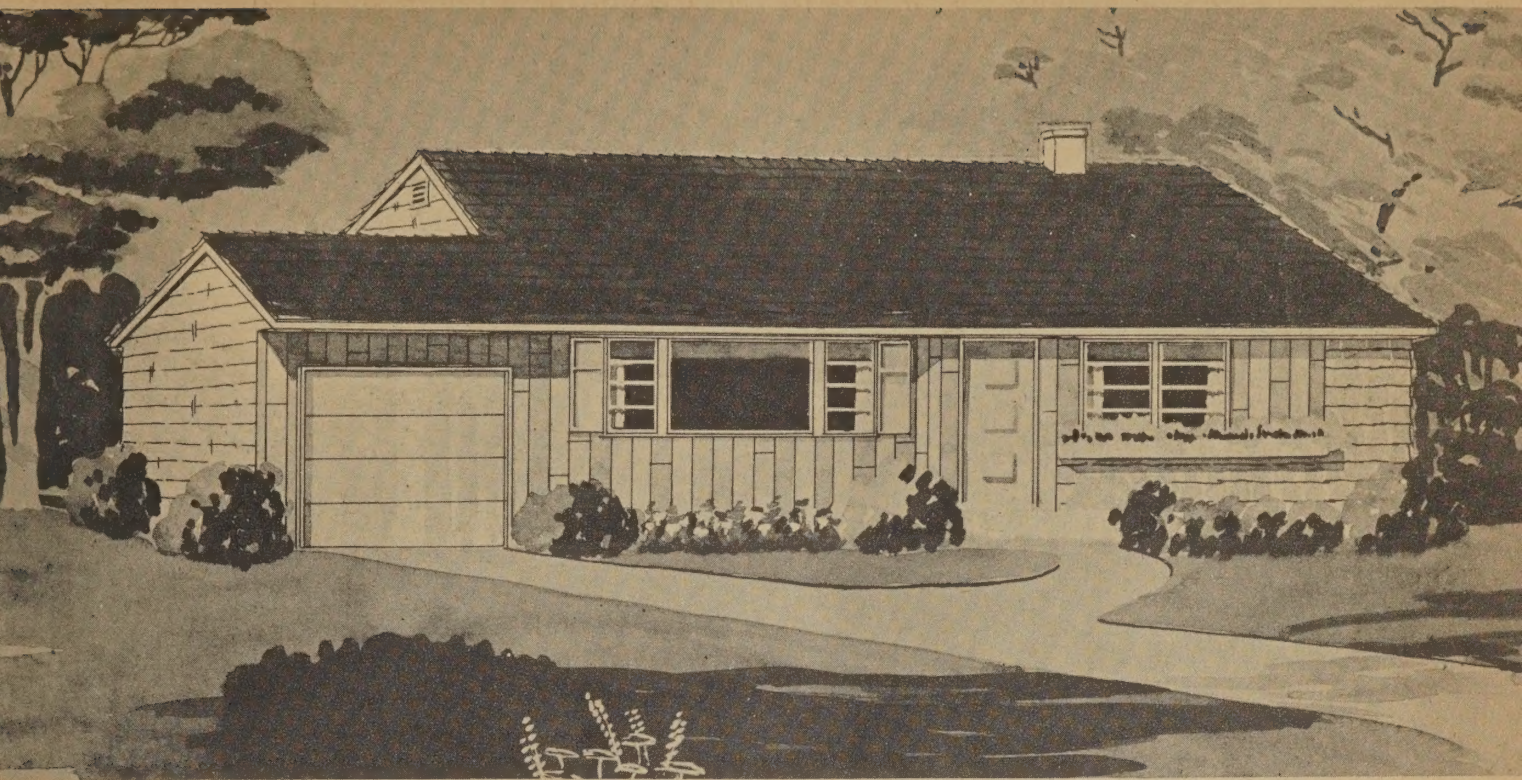




FIRST AND SECOND LEVELS



LOWER LEVEL



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Ranch Styled Tri-Level

PLAN NO. 6735-F

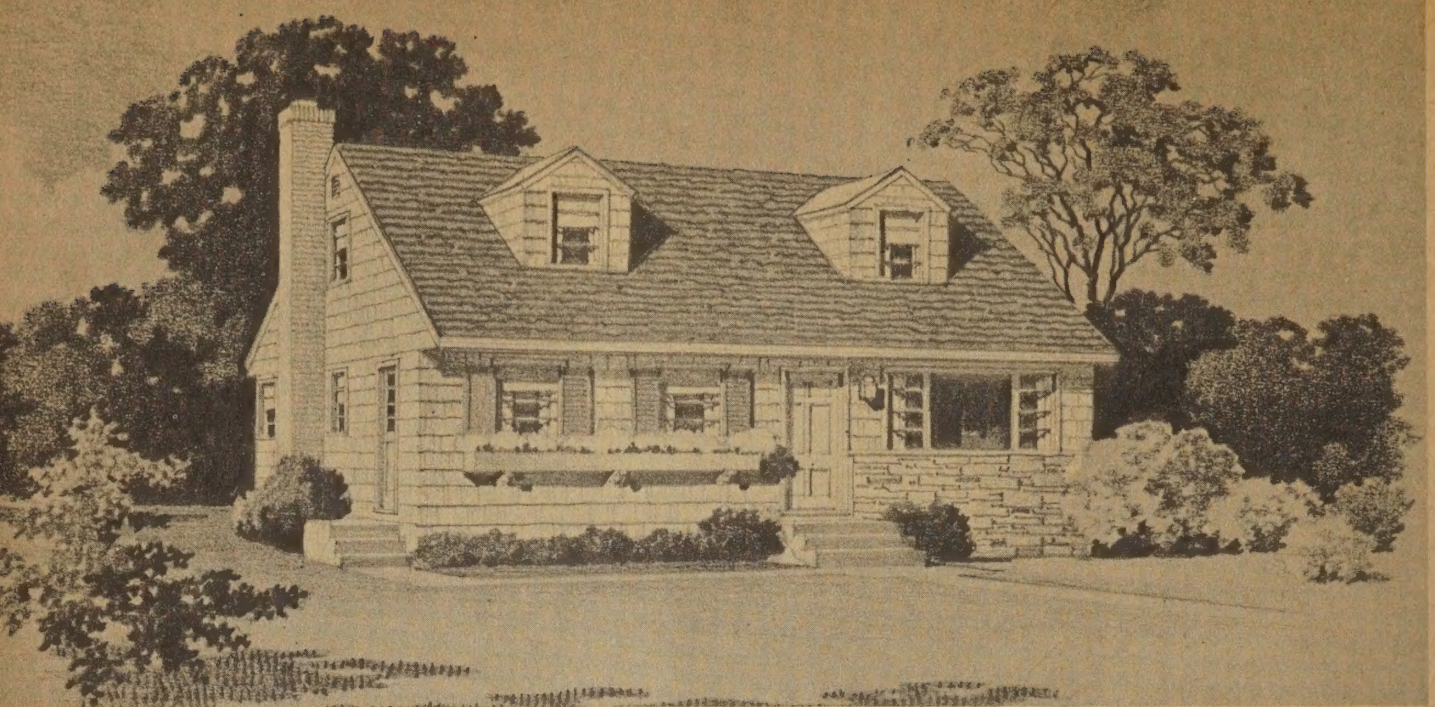
Particularly practical for a lot that slopes to the rear, this attractive plan offers the attractions of multi-level living with a ranch facade. The plan is unusual in that it shows the stairway to the bedroom level going up to the side, but the bedrooms open off the smart balcony at the back of the house. This bedroom arrangement is one of the most popular and each of the chambers is easily reached right from the balcony. The master bedroom has corner windows and a full-wall closet, while a closet wall separates the other two bedrooms giving them excellent storage. The bathroom is full size with a particularly attractive vanity right at the door to serve as a guest lavatory and family storage is provided by the apotheca cabinet. A linen closet is just outside the door. On the main level a welcoming vestibule shields the living room from the front door and directs traffic efficiently to kitchen or living room. Spacious entertaining area is afforded in the living room with excellent wall space and bright picture window at the front. The flower box planter to the side of the

stairway is an attractive spot of growing greenery to glimpse from the room itself. To the other side of the foyer, the kitchen-dining area is bright, efficient and comfortable. Pullman arrangement of kitchen appliances saves steps and leaves maximum area for dining nook. The side service entry is a wonderful traffic regulator, too. With the stairway to the recreation room opening from the dining area, the youngsters can come indoors without disturbing the living room and move right down to their own play room. The area under the front of the house is unexcavated but full excavation could be handled on the job and then storage and heater could be in the basement area. As the plan is shown now, these items are taken care of in the heater room and next to it is a most convenient laundry and lavatory. The recreation room is spacious and effective with its own built-in bar and stunning picture window overlooking the back garden or terrace. This is a trim, sparkling home, economical to build and full of good-living ideas for a modern family.

Overall Dimensions: 47'10" x 27'8", including garage.

Square Feet: 966.

Architect: Herman H. York.



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When You Settle Down

PLAN NO. 3302-F

*House in the city, house in the town,
In this little house, you'll settle down.*

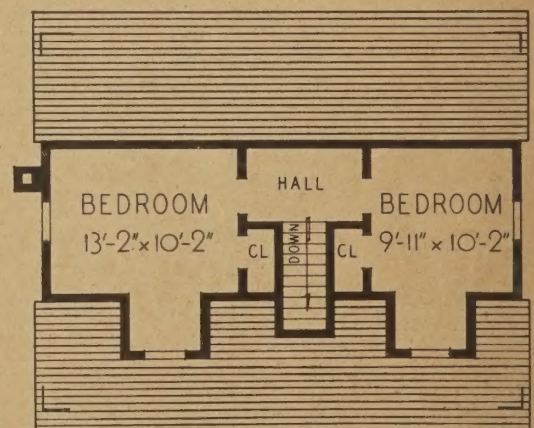
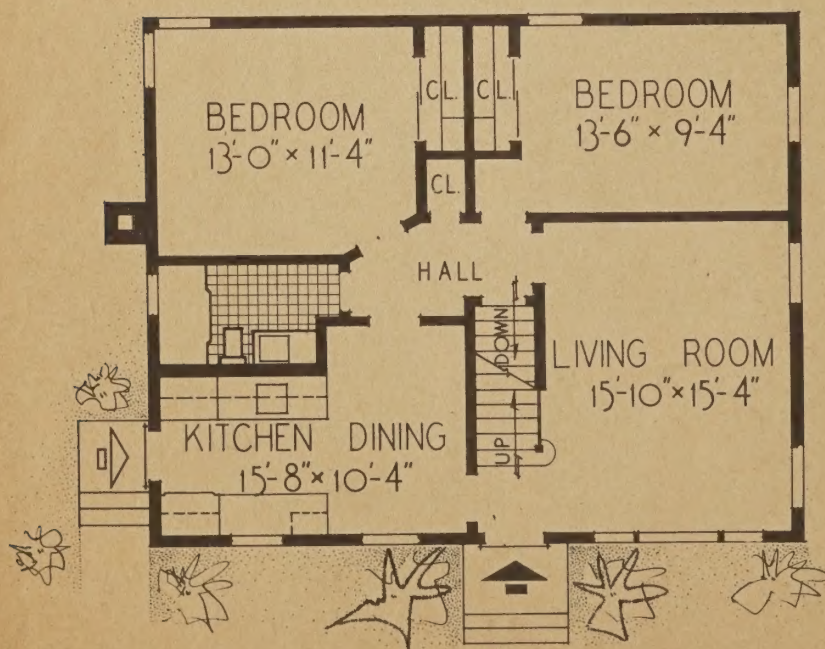
Yes, you'll be singing songs about this excellent two-bedroom house. It's made for a growing family because its expansion attic is a promise of wonderful things to come. There is a much-desired core hall, with waste space kept to a minimum, about which the whole house pivots. The ample bedrooms have easy, sliding door closets with built-in shelves, and two more bedrooms are planned upstairs. An attractive living room is almost square, and is made captivatingly bright by the two-win-

dow exposure on one side and the broad picture window facing front. The lovely kitchen combines with the dining room for good-sized convenience, but a curtain between can make company dinners formal and private at a moment's notice. Back-to-back plumbing greatly reduces building costs. Cozy, economical and livable, here is a house for the whole family to sing about.

Overall Dimensions: 33' x 25'8".

Square Feet: 836 (1st floor).

Architect: Alwin Cassens, Jr.



EXPANSION FLOOR
Reduced Scale

For a Narrow or Corner Lot

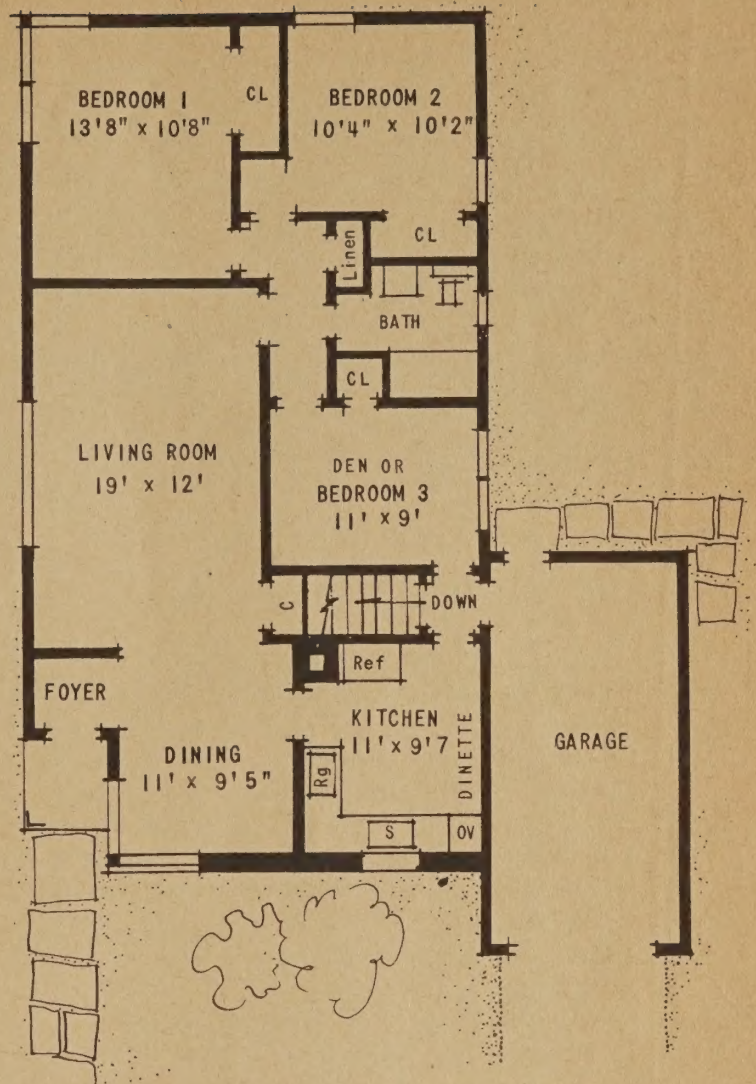
PLAN NO. 1678-F

If you've got your eye on a lovely corner lot but have to think about the width across the front, this house is a made-to-order answer to your needs. While the frontage is no more than 35', and that includes the garage, the depth on the lot is a full 45' so that all rooms are extremely well proportioned. Best of all, you don't present just "any" view to the side. You can have your living room face the side, which on a corner lot means that it really overlooks the thoroughfare. Notice how carefully the planning is accomplished. The flagstone porch opens to both side and front, and you step into a convenient vestibule. At the front is the dining room with its handsome floor-to-ceiling windows forming a corner. Behind is the living room, over 19' deep with the smart picture window you want. The kitchen is at the front and includes a step saving L-arrangement of work area with space to add a drop leaf breakfast table or work table. The service door opens from the garage into a back vestibule that is a blessing in sloppy weather and you can get down to the basement without going through even the kitchen to do so. Note, too, that there is a second door to the den-bedroom so that the youngsters can go right into their own play area from the side door. At the back are two more large bedrooms and all three share the bathroom at the side. Plenty of storage here, with the garage and cellar so convenient, and a plus of 5 larger-than-usual closets.

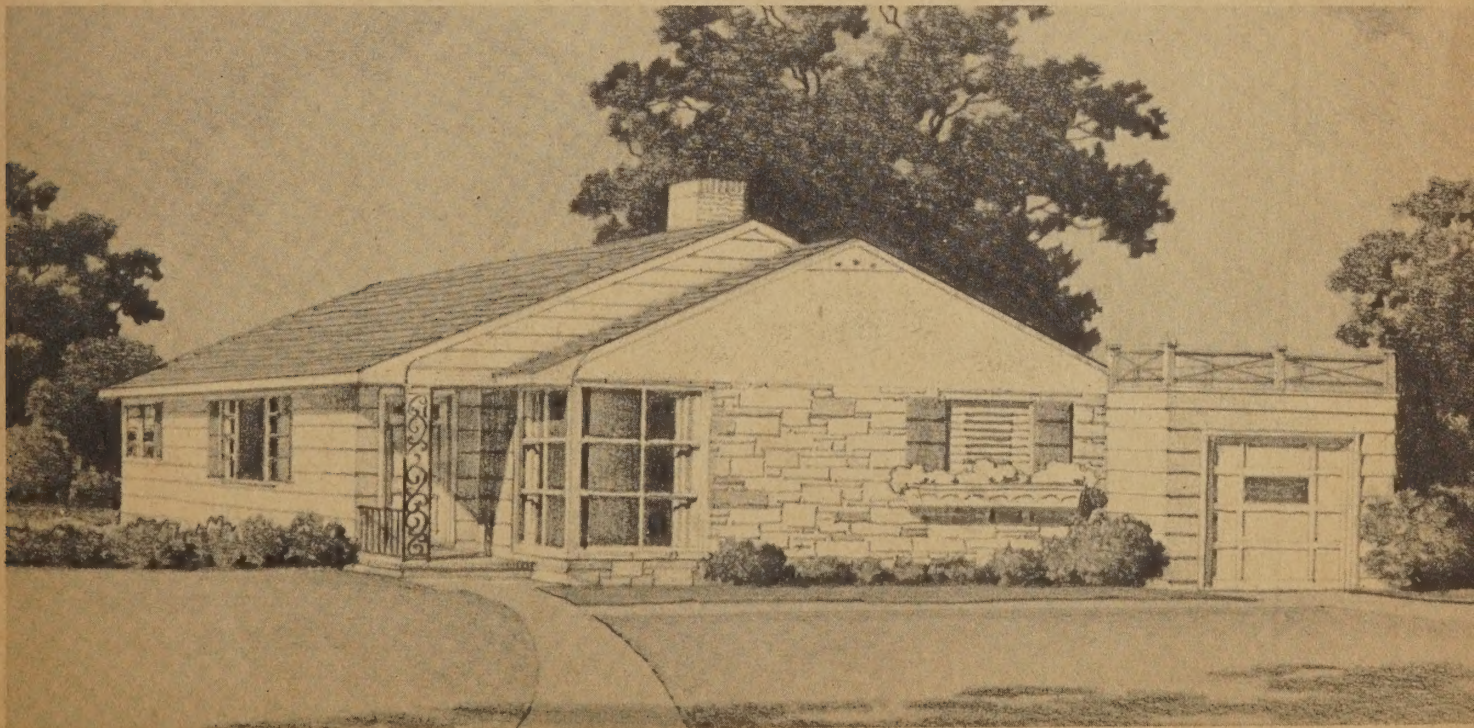
Overall Dimensions: 24' x 45', excluding garage.

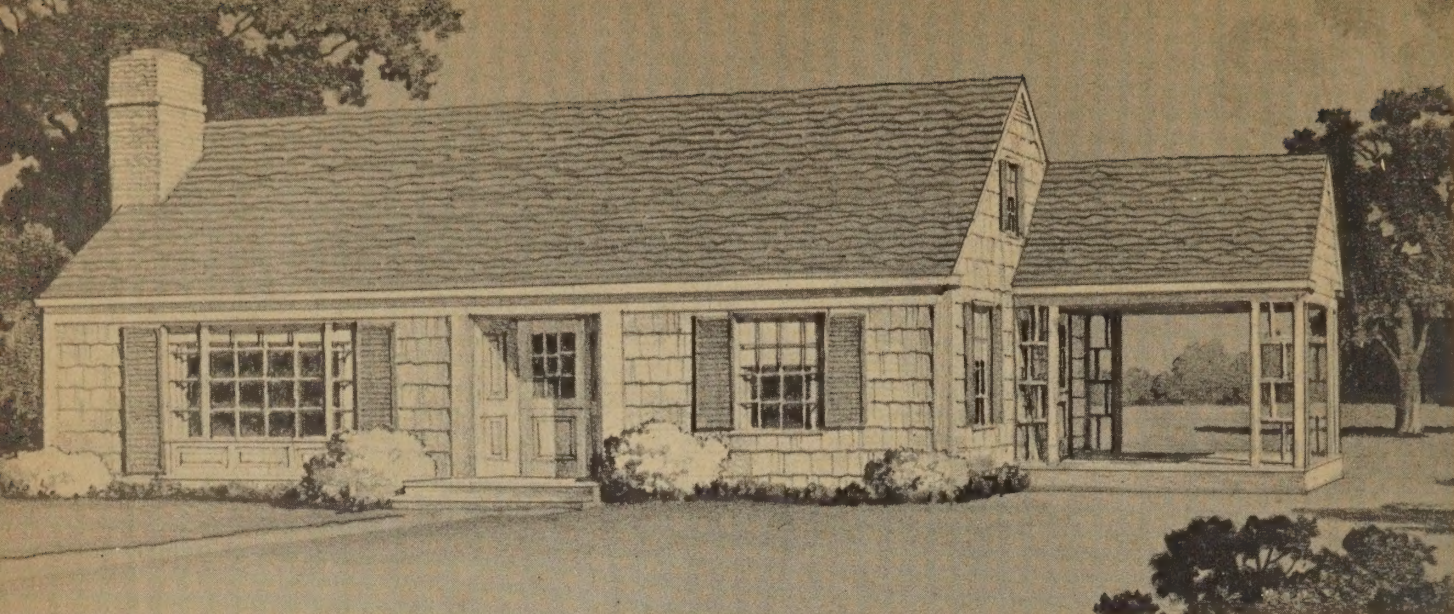
Square Feet: 1,010.

Architect: Lester Cohen.



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A House To Grow In

PLAN NO. 6736-F

This compact house offers a livable floor plan that will suit a growing family to perfection. The second floor may be finished when the house is built, or completed when the need for extra bedrooms arises. The exterior is simple and well balanced, and it has many eye catching features, including the recessed doorway and the covered porch. The porch extends from the kitchen and dining room side of the house, and has two doors, one leading to each of these rooms for easy accessibility. This porch might well be screened in or glassed in to make it even

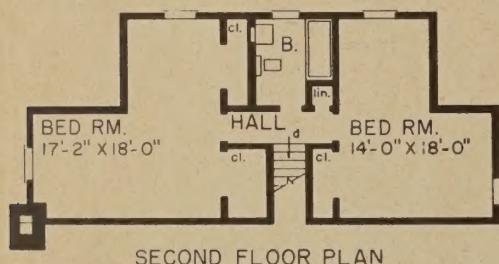
more useful. The recessed doorway leads to a foyer that contains a closet for handy storage; to the left of this foyer is the living room where entertaining will be a pleasure. This room has a beautiful big window, and a handsome fireplace wall complete with built in bookshelves. To the right of the foyer is the large dining room, with windows providing two exposures, a door to the porch, and one to the kitchen. The kitchen has been planned to make the best use of work space and to provide a corner for informal meals as well. From the kitchen there is a short hallway leading to the master bedroom and bath. Along this hallway there are two closets and the stairs down to the basement. The master bedroom has generous closet space, and cross ventilation, and the master bath has the very latest in bath fixtures, including a corner tub. The second floor has two very large bedrooms, each with windows facing in two directions, and one bedroom has two closets for luxurious storage space. The bath has a linen closet nearby to provide orderly storage space for necessities. This house plan has a full cellar which may be used for utilities, hobbies and recreation,

and with the addition of a garage next to the porch it can easily become the perfect answer to those who are looking for a house that will grow with the family.

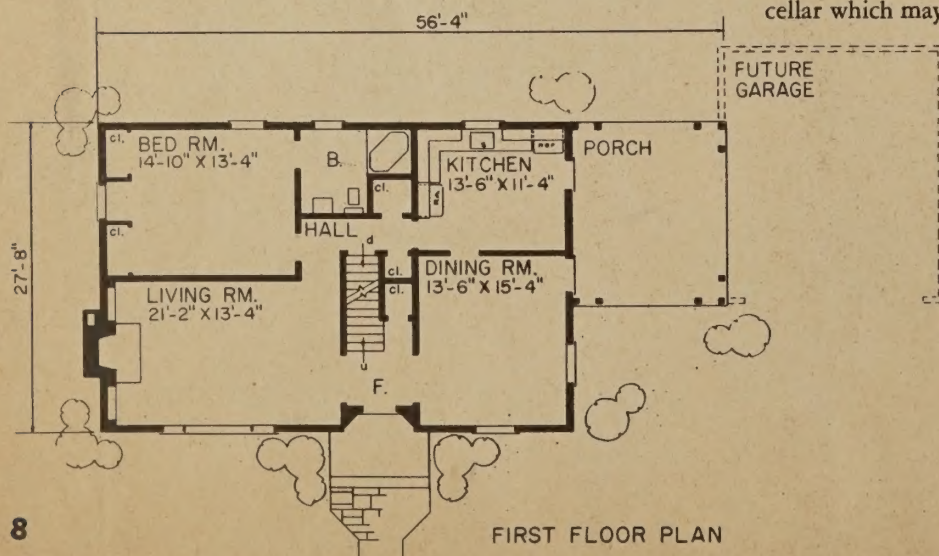
Overall Dimensions: 56'4" x 27'8".

Square Feet: 1,090 (first floor).

Architect: Derick B. Kipp.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Outdoor Charm – Indoor Ease

PLAN NO. 3357-F

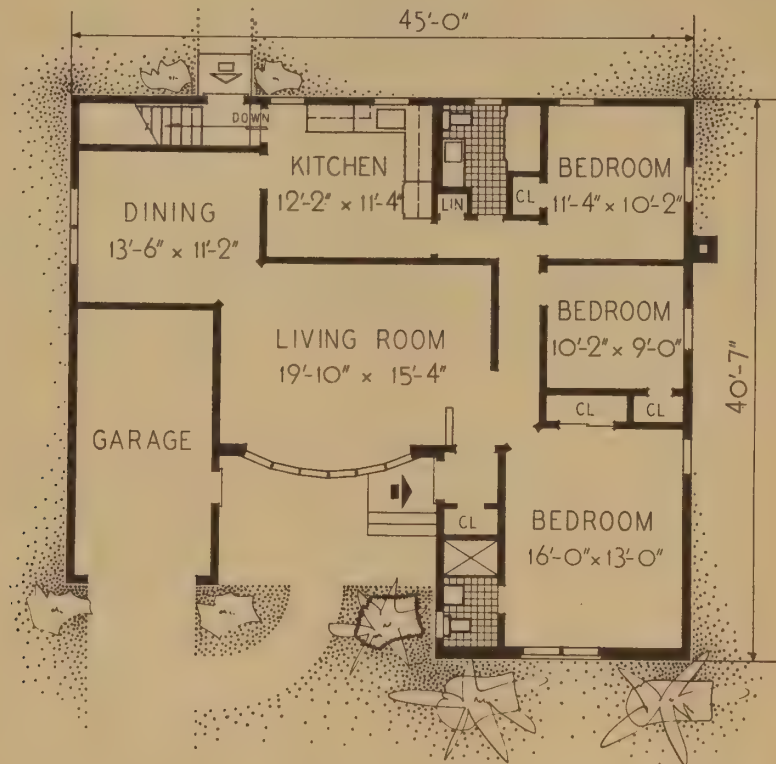
A home-y look is characteristic of this lovely ranch house, where warm hospitality seems "built-in." A cheery foyer with its convenient coat closet is the best carpet insurance you can have. No need to track through any room to get to another. The gently curved bay window in the living room lends an air of distinction, inside and out, and the dining room beyond presents a delightful vista. While the kitchen is spacious, the efficient counter areas

make it compact and easy to work in. Back-to-back with the kitchen for economy, is the family bathroom, where a vanity lavatory is a note of real luxury. Don't miss the back vestibule, which leads to the basement stairway, too. Three well-designed bedrooms, each luxuriously comfortable, and a super-private master bath, complete a perfect dream of home. If lovely living in every area is what you want, here it is.

Overall Dimensions: 45' x 40'7".

Square Feet: 1,315.

Architect: Alwin Cassens, Jr.



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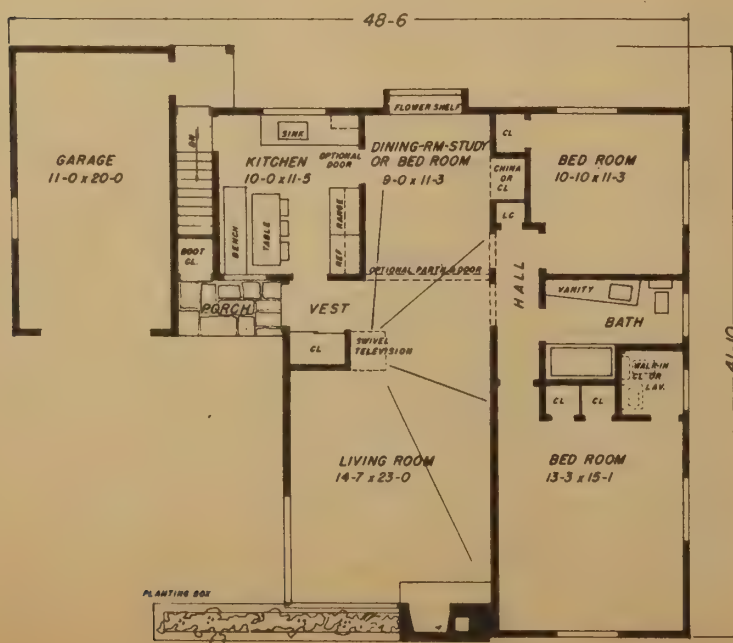
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Every Inch A Charmer

PLAN NO. 52367-F

Real ranch house charm is built in here, in this truly versatile house. With its living room and fireplace wall facing the street to shelter your delightful front garden area, the doorway is set back off a flagstone porch for gracious hospitality. Don't miss the practical touch of a boot closet that opens out to the porch for easy storage of rain wear. From the front vestibule, every room can be reached easily. Adaptability is featured, with a spacious all purpose area to give you dining room, study, or third bedroom, all a simple matter of partitioning. A lovely

flower-shelf bay makes this area especially charming. The kitchen is a marvel of sunny, home-y efficiency, with real cross ventilation. Corner picture windows are decorator extras in the living room, and with the swivel television shelf the whole living-dining area can be thrown open for "television tonight". The two large bedrooms have lots of ventilation, and they share a super vanity-lavatory bathroom between. Some day you'll turn the master bedroom closet into a private lavatory to complete this truly beautiful home.



Overall Dimensions: 48'6" x 41'10".

Square Feet: 1,146.

Architect: Alfred H. Ryder.

All-American Casual

PLAN NO. 3420-F

Warm-hearted charm is the keynote of this stunning contemporary ranch house. The wonderful windows, the striking contrasts of shingle, brick and siding, the charming outdoor patio gracefully roofed with open rafters—these are features of distinction which make this house unique and beautifully livable. Inside you will enjoy the three large bedrooms, two of which have walk-in closets, and the third, with corner windows, makes the most of sliding-door storage space. The kitchen, with almost

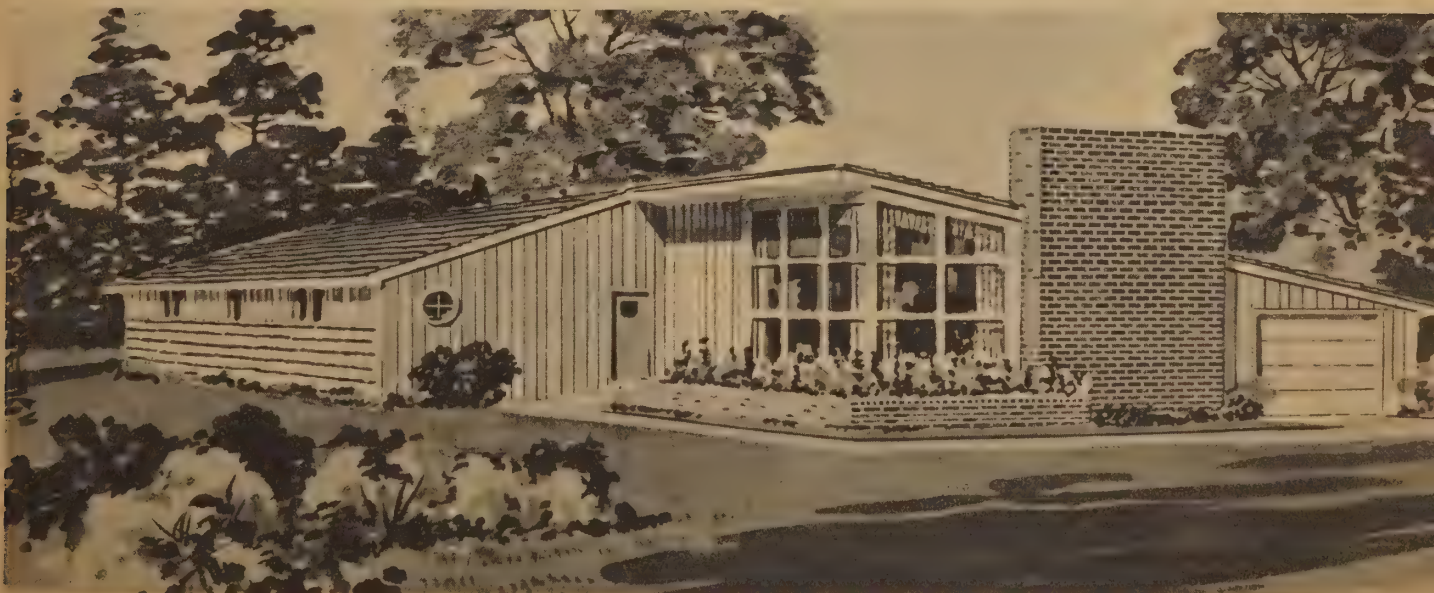
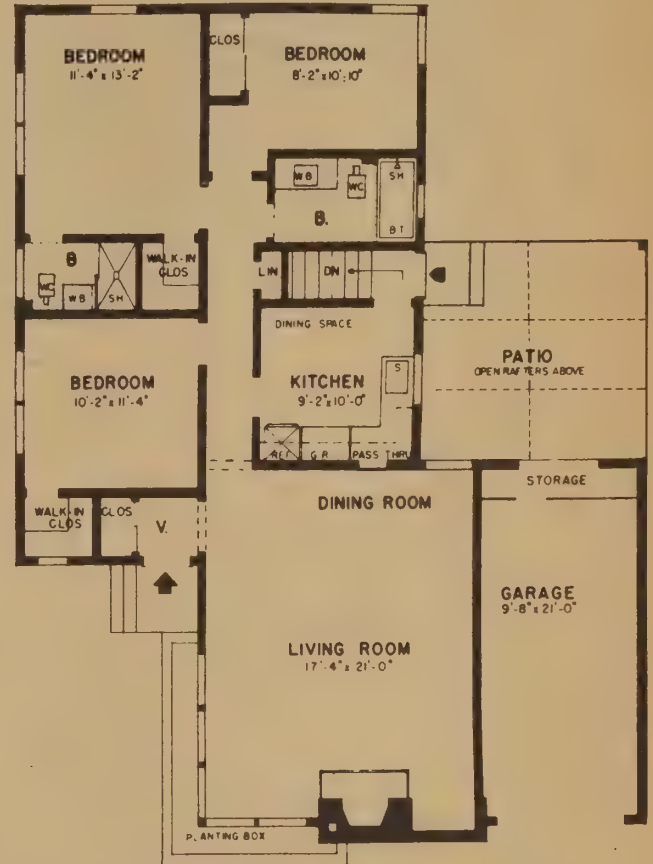
100 square feet of well laid out space, is large enough for a breakfast nook, and there's a convenient pass-through to the dining room for formal serving. A convenient back vestibule to kitchen and cellar stairs help keep the living areas spotless. Last, but most important, is the magnificent living room, with a "sky high" sloping ceiling to focus its personality on the huge, full-length corner windows adjoining the fireplace wall, for a home that all America loves.

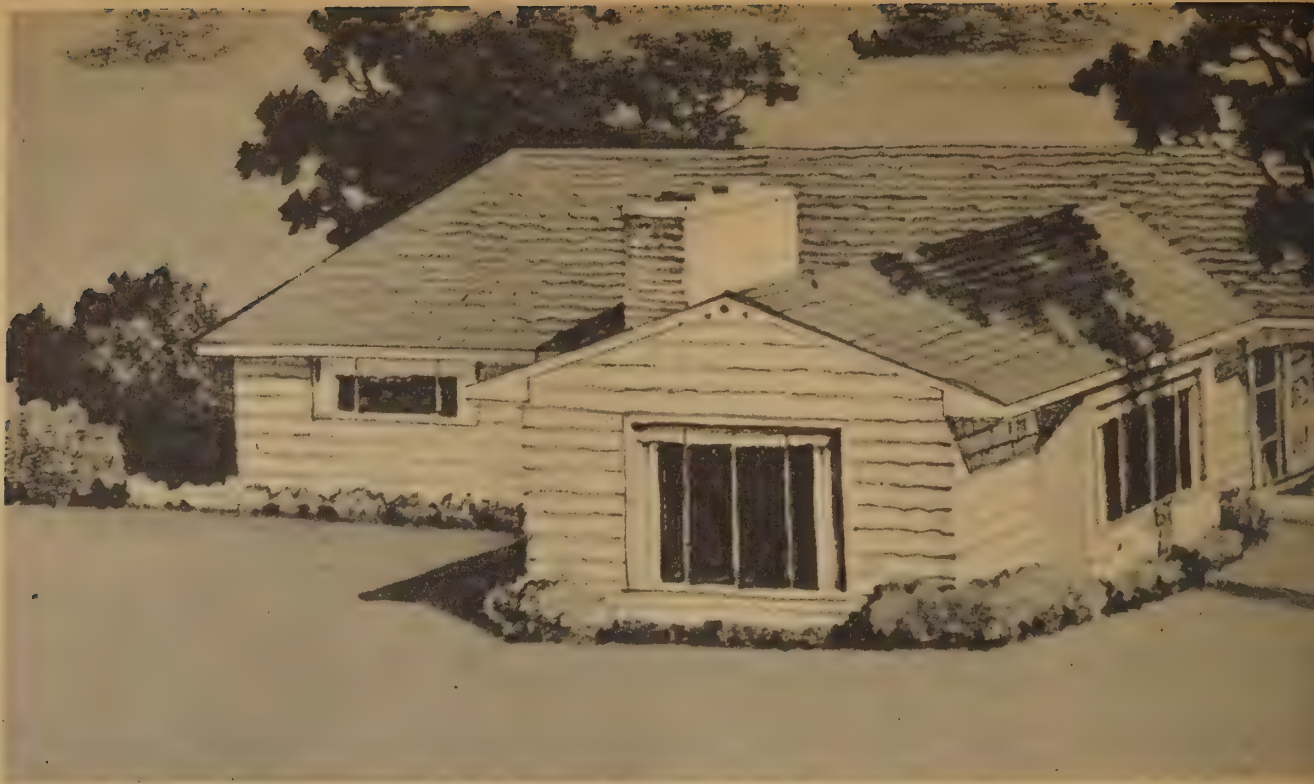
Overall Dimensions: 39'10" x 49'8".

Square Feet: 1,150.

Architect: Schulman and Soloway.

A delightful corner of the smart living room, showing the sloping roof line above magnificent studio windows. The raised fireplace adds a note of functional comfort, and stunning open bookshelves, built in at the side suggest decorating possibilities. Traditional furniture will adapt beautifully here.





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Ranch House Par Excellence, Cover Feature

PLAN NO. 6737-F

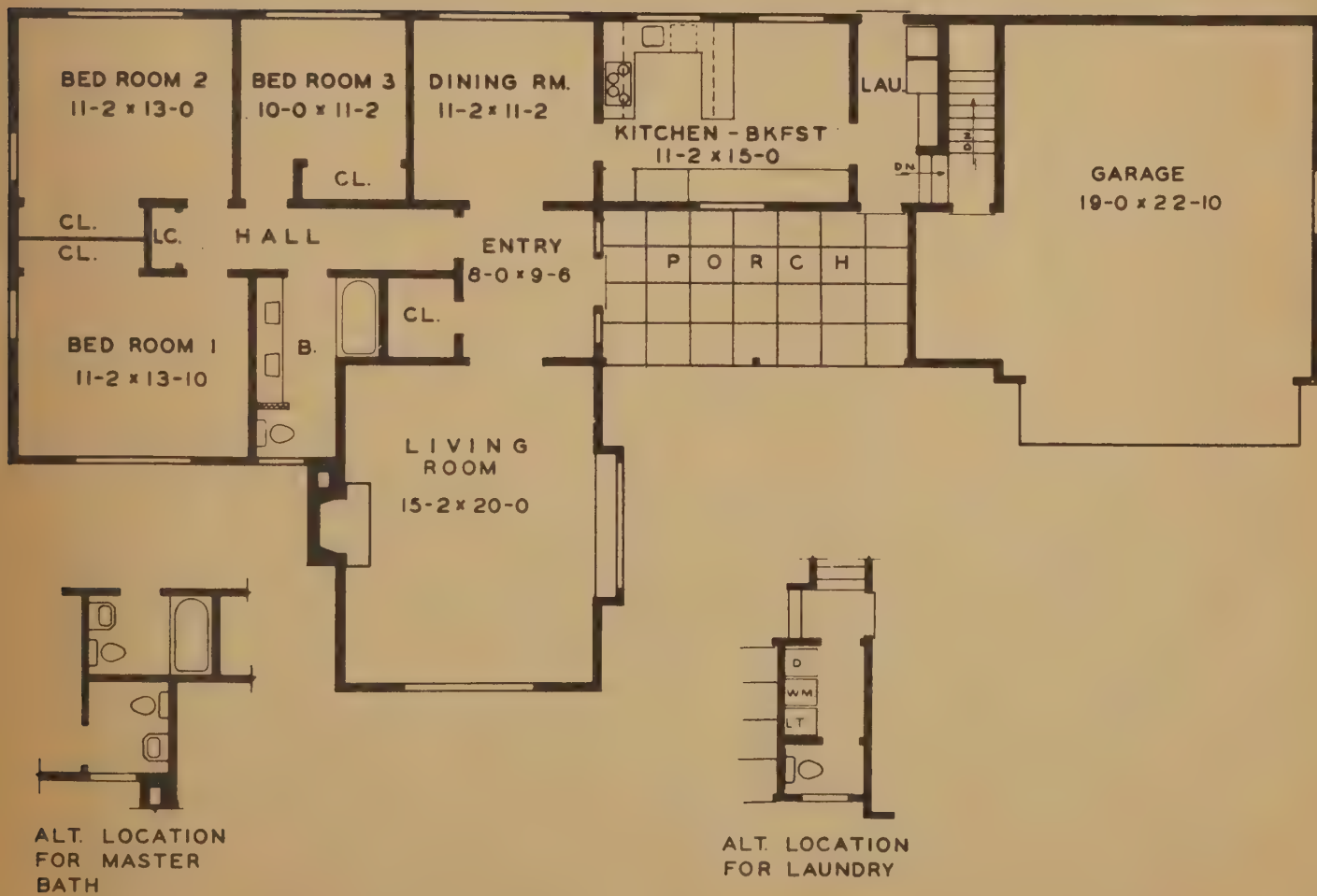
The beauty of this house is apparent at first glance. The low ranch lines have a distinction all their own, with the added T-wing that forms the living room enhancing the appearance of wide open Western hospitality. Flexible living is the main feature of the plan. The entry hall is almost a greeting room, made bright by the window panels around the sheltered front door. Excellent use circulation is assured since the traffic patterns to bedrooms, living room and dining and service centers are so well defined. Notice that the kitchen-breakfast area can be reached in three ways, not one of which interferes with the other zones of the house. From the garage you have one entry which also leads to the cellar stairs. At the back another entry is shown coming through the laundry area; and finally, right from the front porch you can come in to laundry, kitchen, cellar stairs or garage. The sketch also indicates how the laundry can be located in the garage alcove and incorporate a most convenient service lavatory (this would be particularly practical where the cellar is eliminated in southern areas). If this is done, the back

vestibule can be combined to extend the breakfast area, or added pantry storage can be put in. Another wonderful alternate is planned for the bathroom. If desired, the master bedroom can have a lavatory opening to the right of it, and then the main bathroom would make use of part of the enormous entry closet, leaving a good-sized sliding door unit, but giving the house a bathroom and a half (plus the extra laundry lavatory if desired), all of which is economical to handle. Each of the three bedrooms will sleep two in comfort. Closets are large and windows are planned to catch every breeze. Speaking of windows, don't miss the wall-wide window in the dining room (think of the through ventilation that can be achieved through entry and on to living room in warm weather.) While the living room is wonderfully informal, it has a feeling of privacy and distinction hard to beat. The proportions of the room are hospitable and a stunning fireplace vies for interest in the room with the unusual windows. This is really an All-America house, made to order for every home-loving American family.

Overall Dimensions: 80' x 42'6".

Square Feet: 1,445.

Architect: Herbert W. Neumann.



Splendid Split-Level

PLAN NO. 1509-F

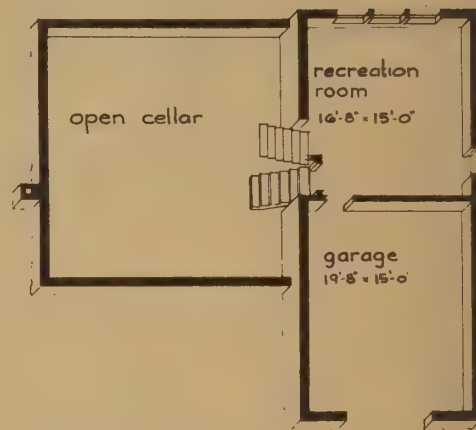
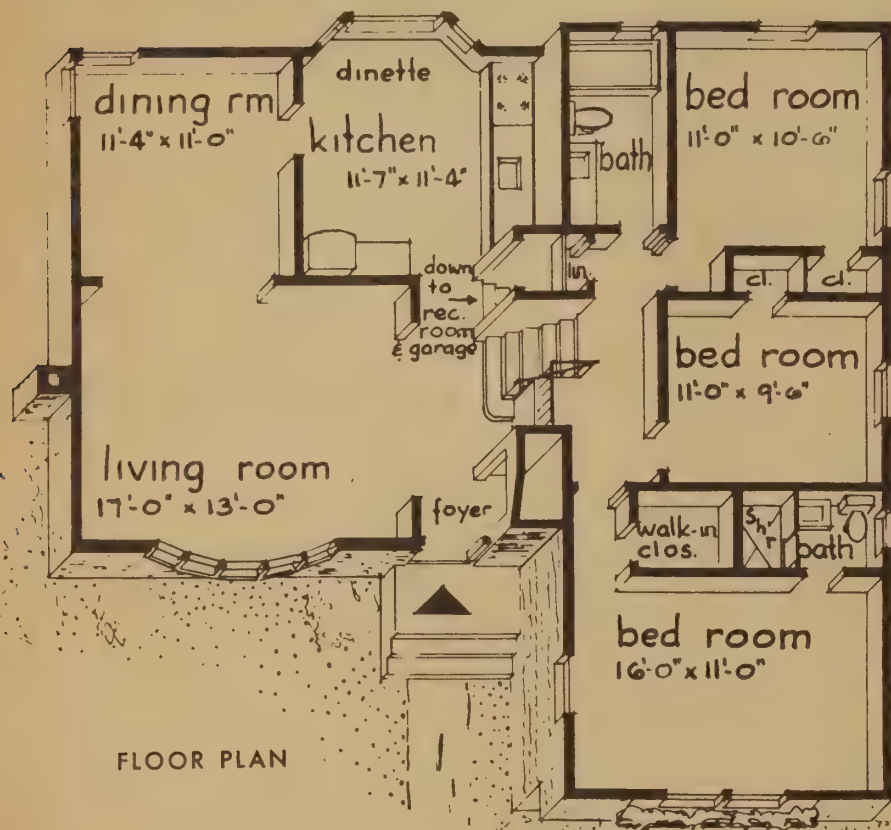
The stunning exterior in brick and shingle keynotes this split-level home. You'll expect to find well-proportioned rooms within and you won't be disappointed. Step in through the classic doorway and you will find yourself in a spacious foyer that opens to the living level. Here the living room gains a feeling of extra space from the position of the balcony-gallery with its graceful iron rail. Through a wide arch there's a good-sized dining room and off this is the unusual kitchen with a dinette in a bay. A few steps down and you'll be in the recreation room, almost square and well-ventilated for playtime

comfort. A door opens out to the terrace on the ground level. The garage is super-sized, just right for work bench for dad, and plenty of extra space for garden tool storage. From the foyer, six steps lead up to the bedroom level where three large rooms, a family bathroom and a private stall shower lavatory for the master chamber complete this perfect home.

Overall Dimensions: 40' x 39'8".

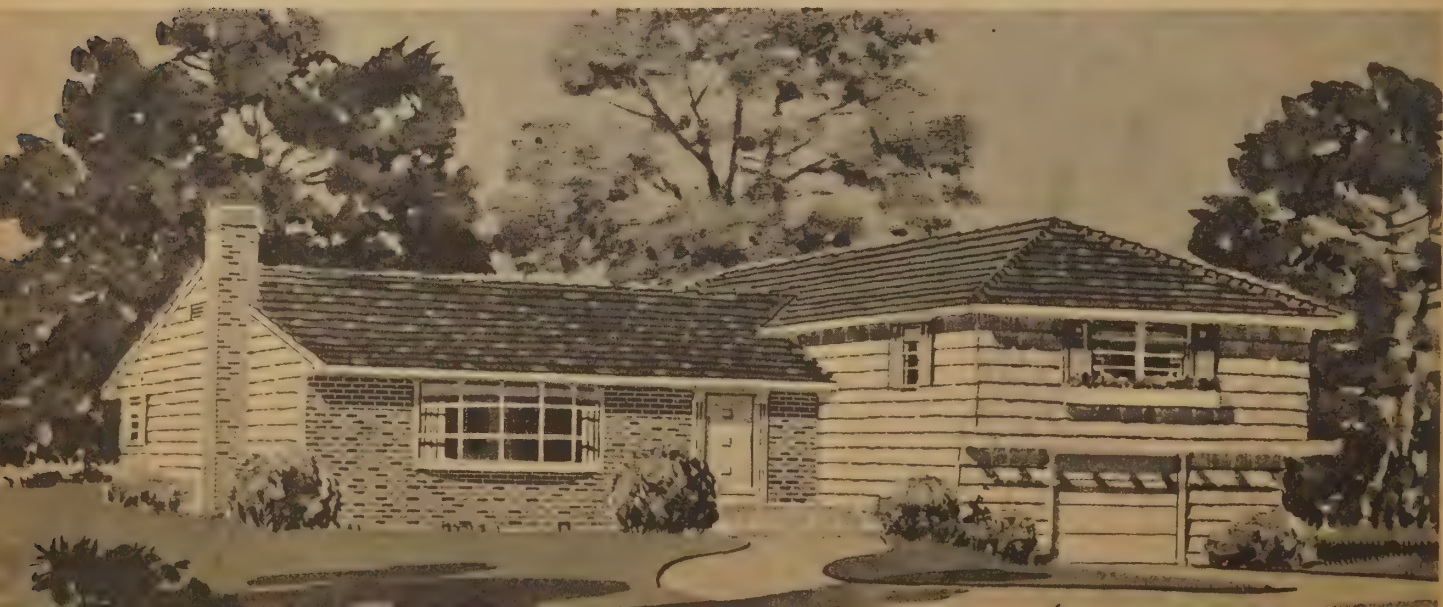
Square Feet: 1,238.

Architect: Herman H. York.



LOWER LEVELS

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Simply Wonderful

PLAN NO. 6738-F

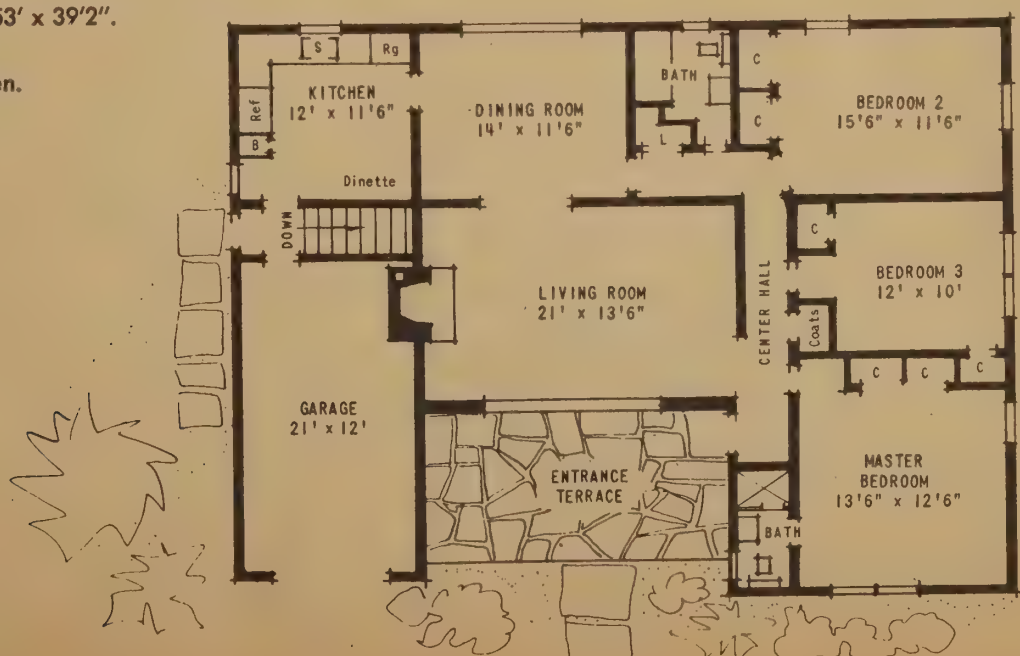
Simply wonderful and wonderfully simple—this compact house plan offers the very best in living for any family. The flagstone entrance terrace makes a lovely spot to welcome guests; pretty shrubs and flowers planted at the edge will not only make the terrace lovelier, but will be enjoyed from the picture window as well. A center hall leads to the living room and bedrooms, and contains a coat closet for outdoor wraps. The large living room is graced by the picture window and a big fireplace. The dining room, which has its own large window is connected to the living room by an archway. The kitchen has been designed with an L-shaped work space, plenty of counter room, a broom closet, and a cozy corner for a dinette space. A door leads from the kitchen to a small hall where there are stairs down to the basement, a door to the outside, and another door to the garage.

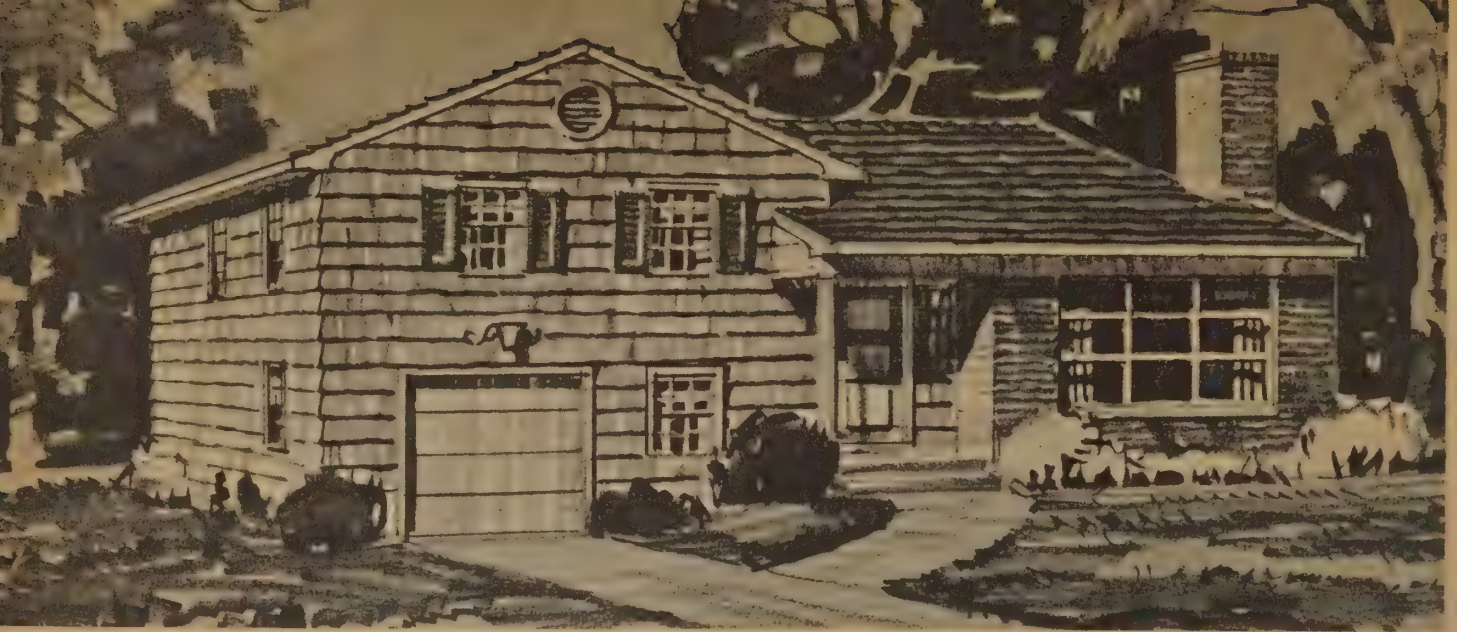
This arrangement of doors makes it easy to bring groceries into the house, and gives a perfect spot for children to remove their outdoor clothing before entering the house, by using hooks in the small hall. The family bath is easily reached from the sleeping area or the activity area of the house and next to it there is a large linen closet which may be used for dining room linens as well as bedroom and bath linens. Bedroom No. 2 has cross-ventilation and two big closets, bedroom No. 3 has two roomy closets and a double window to admit plenty of light and air. The master bedroom is everything a master bedroom should be—spacious, ample closet room, a two-exposure window arrangement and a compact bath complete with stall shower, and it is situated to afford maximum privacy for the occupant. This house would look simply wonderful in any setting.

Overall Dimensions: 53' x 39'2".

Square Feet: 1,350.

Architect: Lester Cohen.



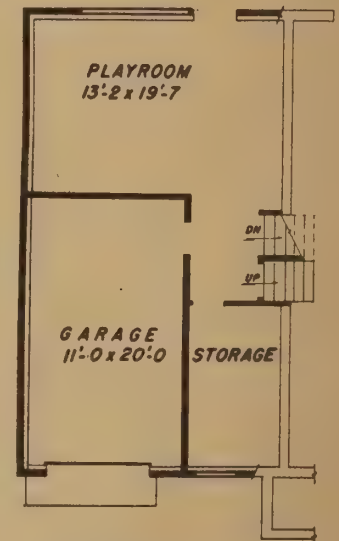


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Split-Level Styling at its Best

PLAN NO. 1629-F

One important piece of news will make many a family happy with this lovely split-level plan. Now, for the first time, you can have your choice of a one or two car garage without increasing the actual size of the house to a limit beyond your budget. Depending on which you choose to build, either elevation is smartly styled. The plan for living is unusual and wonderful too. A moderate lot is all you need, and just look at the spacious rooms and built-in comforts planned throughout. A foyer opens from the vestibule with its double sliding door coat closet. From the foyer you can reach every room with the best of circulation that is so important to your easy housekeeping. The living room can be kept traffic clear at all times, and when there are guests this means a great deal. Decorator touches become easy with the handsome fireplace and picture window to act as focal points. The dining room forms an ell extension at the back, with a full sweep of just about 35' to use for the largest parties. The kitchen is carefully and comfortably planned, including the deep, sunny alcove at the back for breakfast nook. Don't miss the important addition of a back entry. A decorative stairway leads up to the bedroom level, where the three bedrooms, full vanity-bathroom and private master shower-lavatory were made to fit a family of 6. On the lower level, just a half flight down from the kitchen, is the full cellar, extra storage area, single or double garage and especially interesting, the informal play room with a door out to a back terrace.



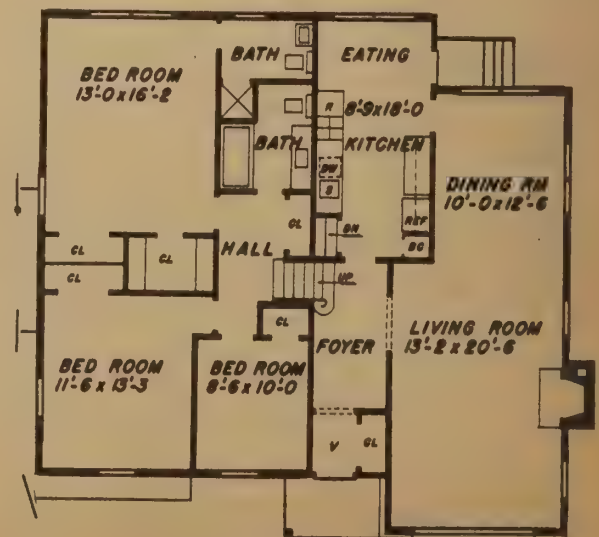
**BASEMENT PLAN
ONE-CAR GARAGE**

Overall Dimensions: 39'10" x 40'2", incl. one-car garage.

Square Feet: 1,360.

Architect: Herbert C. Struppmann.

16



BASIC FLOOR PLAN

Prize Winning Four-Bedroom Rambler

PLAN NO. 1670-F

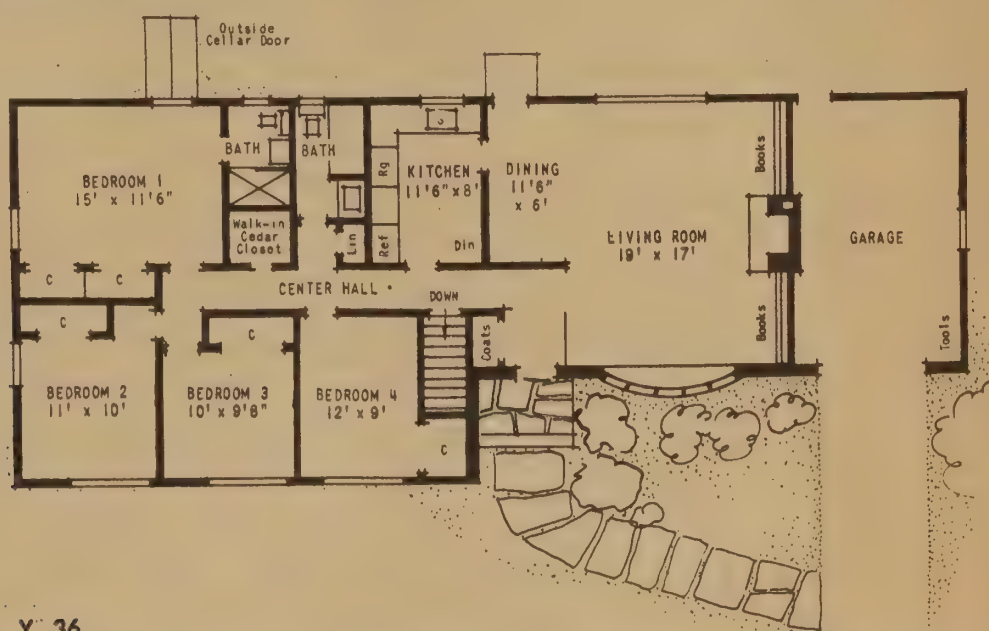
Families are getting larger but budget planning is still the most popular way to build a home for your family. Here, in a charming ranch plan is the answer to both angles. The best news of all is the fact that each of the four bedrooms in this home is of a comfortable sizes; two of them have cross ventilation and all have deep, utilitarian closets. The master bedroom has one closet that is over 6' wide and another one of 5', and a convenient shower-lavatory opens from this room. The main bathroom incorporates a linen closet and there is a vanity-lavatory built-in. All bathroom plumbing and kitchen plumbing are in a line for economy. The arrangement

of kitchen counters is in a convenience-planned L, leaving a cozy corner for a family dinette. In addition there is the formal dining area that flows out from the living room. Note the huge picture windows both at the front bow and at the back, and the handsome fireplace that is a central point of interest for living and dining rooms. An entry foyer directs traffic efficiently to every area, with a wrought-iron rail to serve as a divider for the living room. The attached garage gives an air of added width on your lot, for a perfect picture of ranch house graciousness and charm. This is a house that doesn't miss a trick to bring you the utmost in practical budget planning.

Overall Dimensions: 70' x 28'6", including garage.

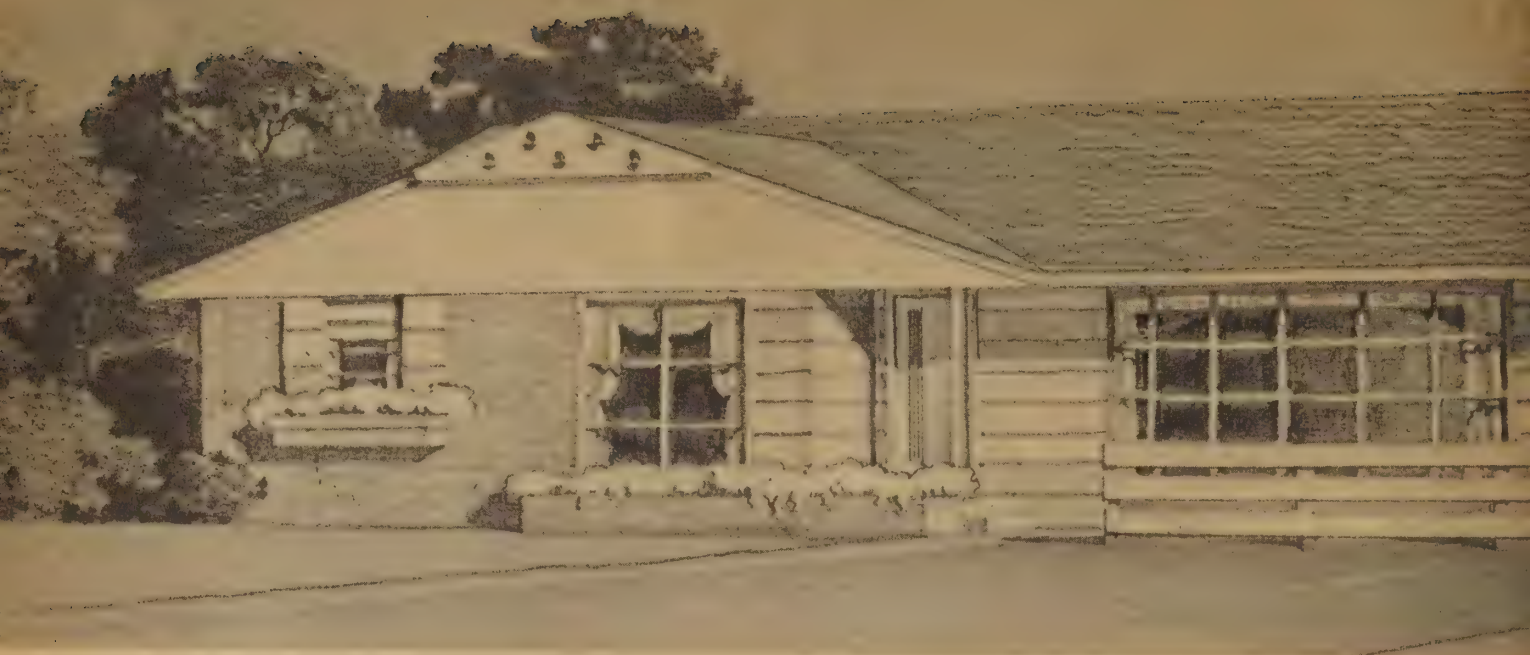
Square Feet: 1,350.

Architect: Lester Cohen.



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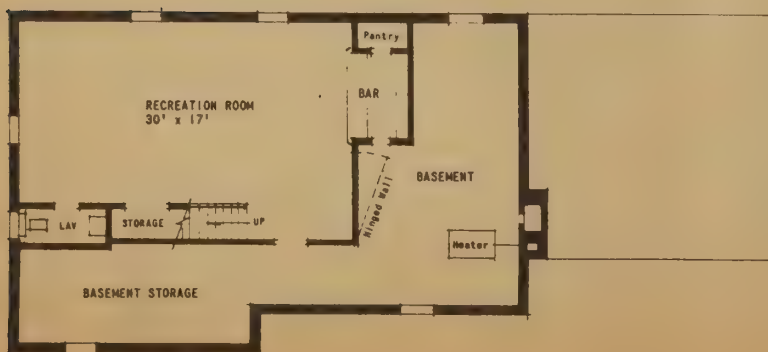
Today's Plan for a Rosy Future

PLAN NO. 6739-F

This lovely ranch home is designed to look out for family comfort for years to come. It's a moderate house for a budget-minded family but luxury ideas greet you in every area. The center hall is almost a necessity in a family with children, and in this plan halls are kept to a minimum to afford every extra foot of space to the rooms themselves. Nevertheless, see how easy it is to go from the front door to the bedrooms or bathroom without interfering with family guests in the living room, or dining room, or bothering Mother in the kitchen. The front kitchen is particularly convenient, with its own service entry on the side. To save steps, the work area is laid out in a convenient U and there is plenty of space for a dinette area under a sunny window. Notice that there is cross ventilation in this airy room, with another window over the sink, and if a dutch door is used for the side entry, additional light and air can be provided. Another step-saving idea is the alcove off the cellar stairs designed for a compact, complete laundry. The dining room has a lovely window at the front and across the hall, the living room features a raised hearth before the fine fireplace, a stunning bow

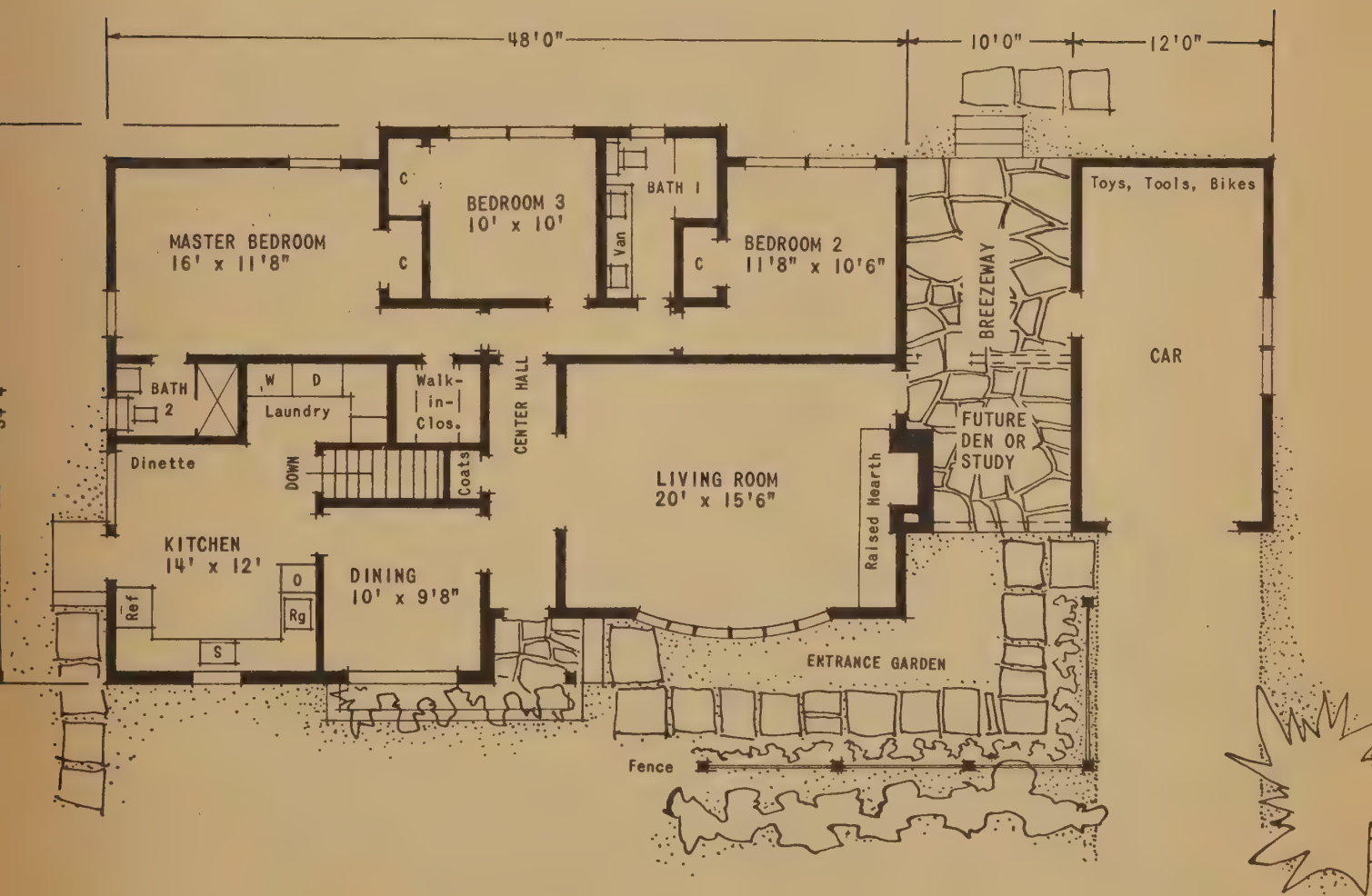
window and at the side through a door next to the fireplace, there is a flagstone breezeway which can one day be enclosed to become a den or study (note dotted lines suggesting this extra room) and the breezeway area at the back would remain as an outdoor sheltered area. The lovely entrance garden is enclosed by a trim fence and can be glimpsed from the living room, breezeway or future den. Closets are particularly well planned. Notice the walk in storage closet in the little entrance hall that offers such wonderful privacy to the master bedroom. To complete this suite, there is a bathroom with stall shower. The two other bedrooms have double windows to the back, and between them is a family bathroom with a twin-washbowl vanity that doubles the use of the bathroom and provides a smart guest powder alcove. A wall of closets separates the master bedroom from bedroom 3, and combines sound-proofing with storage. The No. 2 bedroom has a deep closet all to itself. The attractive exterior uses brick and shingle for effective contrast, and the windows, flower and planter boxes and lamp at the fence corner all add their notes of homey charm.

18



Overall Dimensions: 48' x 34'4",
excluding breezeway and garage.
Square Feet: 1,390.
Architect: Lester Cohen.

BASEMENT PLAN
Reduced Scale

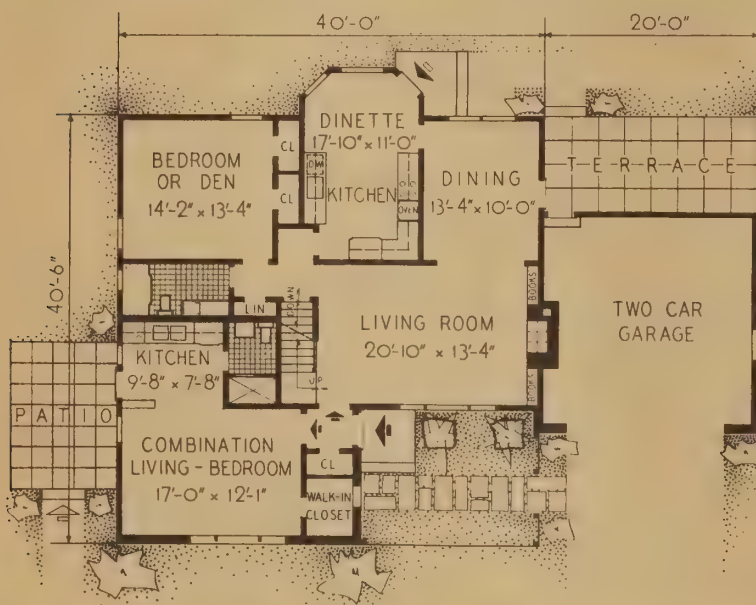


Additional Income in Style

PLAN NO. 3366-F

Here's a wonderful home that helps pay its own way. The feeling of family comfort starts outside, with an air of charm that is underlined by the cozy front garden fenced in white and with a welcoming lamp post. The main section of the house opens to the right in the vestibule. You step into a spacious living room where a stunning picture window and handsome hearth greet you. Floor-to-ceiling bookshelves flank the fireplace and through a wide arch, there's a full dining room beyond. A door opens out to the terrace for extra outdoor living area that is so much enjoyed today. The kitchen specializes in making life easy and its extras include space for dishwasher, counter top range and, best of all, the newest built-in oven that brings baking, broiling and roasting up to your level. The window-alcove dinette bay is a delightful addition,

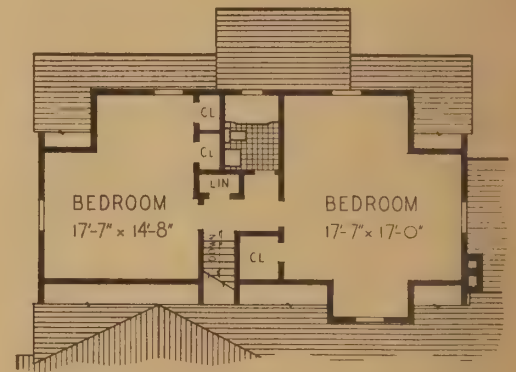
with a door for service to save every major area of the house. A master bedroom suite, with full bathroom just outside, is just perfect for the older folks. Upstairs, for right now or in the future, two more large bedrooms and bath, plus four more huge closets permit you to expand your home as you need it. But who could ever guess that there's an extra apartment right off the foyer in the striking ell of the house? There is and it's a honey—a good sized living-sleeping area, compact but complete kitchenette, and stall shower bath. Two exposures make this area comfortable and the private patio extends its scope for outdoor living. It's an income idea that sells itself to a teacher, young working couple or, within your own family, to an older member who can live wonderfully close but completely private.



Overall Dimensions: 40' x 40'6".

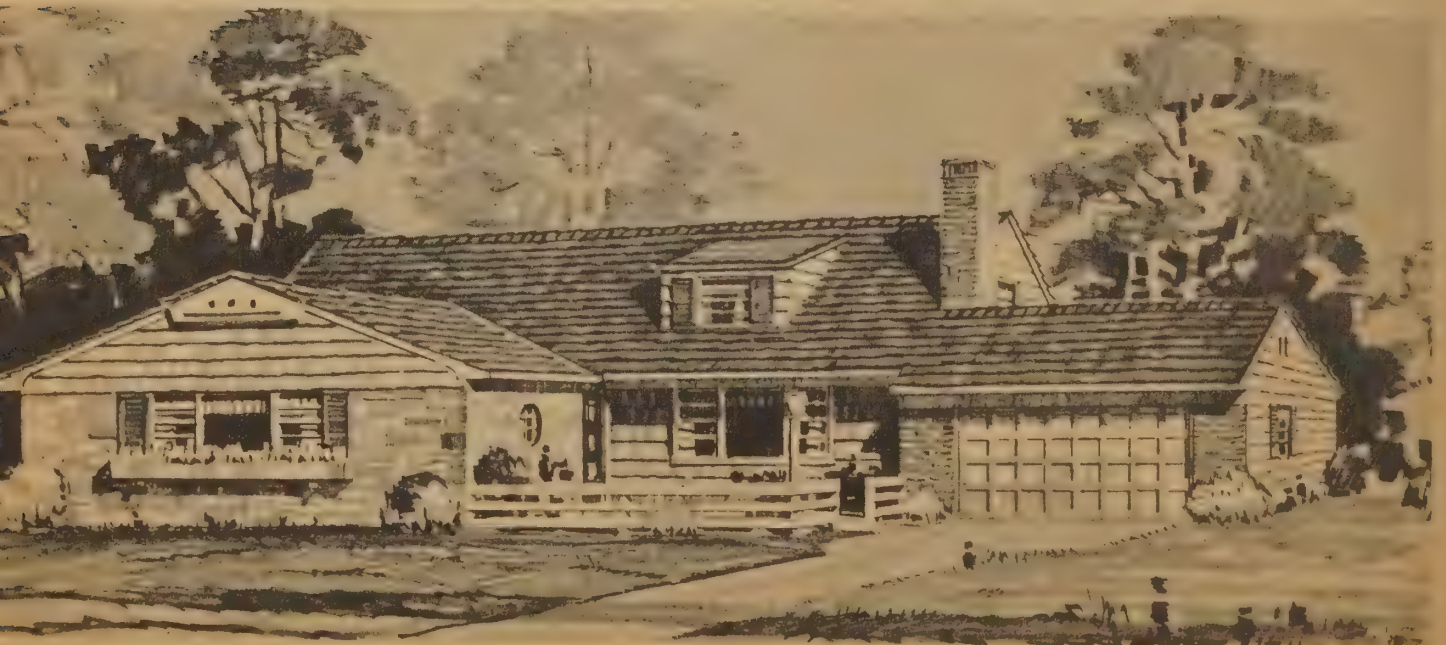
Square Feet: 1,383.

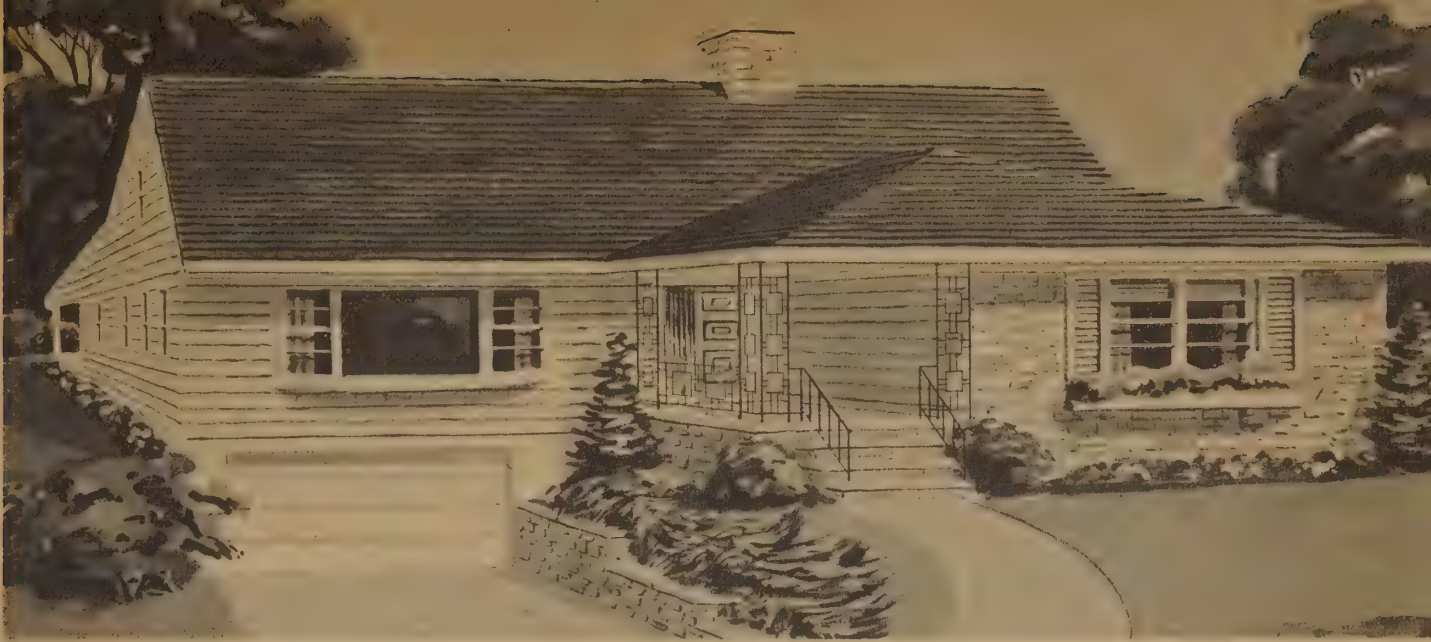
Architect: Alwin Cassens, Jr.



SECOND FLOOR PLAN
Reduced Scale

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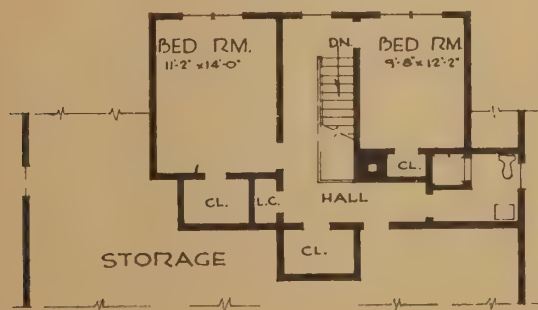
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Delightful Home for the Smaller Lot

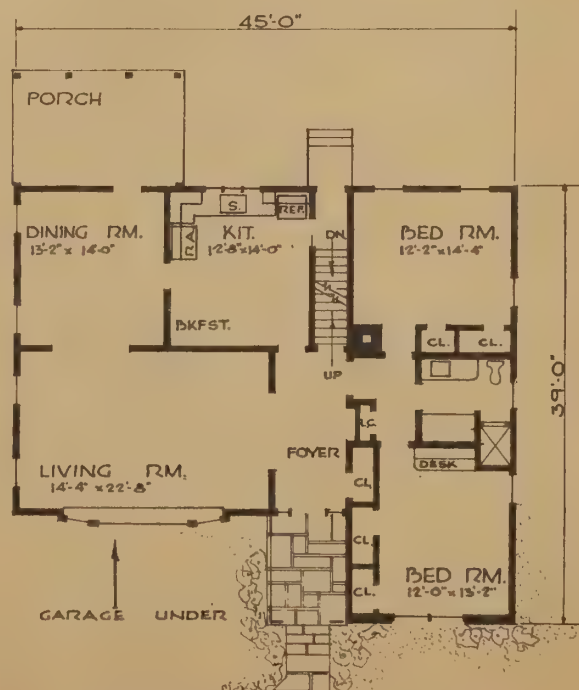
PLAN NO. 1603-F

Here is an expansion home for a lot no bigger than 60', incorporating a two-car garage. Because the garage is on the basement level you can have all the advantage of spacious rooms, enough bedrooms for your family and the double garage, even though your plot is not wide. Another wonderful feature, rare in a house of this width, is the spacious center hall, making it possible to eliminate traffic from any of the rooms to get to the others. The kitchen is at the back, but it's easy to get to the front door. Note the back vestibule that leads to the cellar stairs or, through a sliding door, right into the kitchen. You've got a broom closet, more than the usual amount of counters and cabinets, and a cozy corner to turn into a breakfast nook. A swinging door opens into the dining room from which you can reach the covered, flagstone porch to expand your entertaining areas in good weather. At the front, the living room is handsomely designed, with windows on the far wall, and the stunning full-view pic-

ture bay at the front. The other side of the house is given over to the bedrooms, each of which has two exposures. Built-ins abound, with a desk and bookshelves in the one in the front, and shelves in closets in both. There is an alternate plan to provide a private bath for the master bedroom or you can have the super sized bathroom shown complete with tub, stall shower and vanity. On the expansion floor you can finish two more bedrooms, add a second stall shower bathroom and four more tremendous closets as well as other storage. You'll find you've built a house for comfort, graceful living and easy handling for years to come, within your budget limits.



SECOND FLOOR



FIRST FLOOR PLAN

Overall Dimensions: 45' x 39'.
 Square Feet: 1,460 (1st floor).
 Architect: Fenick A. Vogel.

Where Not To Do-It-Yourself

By **DANIEL LAWRENCE**

ONE OF THE QUESTIONS frequently asked by prospective home builders is this: How much can I save by doing some of the construction work myself? In the final analysis, of course, the answer may depend almost exclusively on who is asking the question. If the homeowner-to-be is a skilled craftsman, a mechanic who has "gold in his fingers," an engineer or someone else with training and skills adaptable to home construction, the answer well may be, "You can save a lot by doing much of the work yourself — provided you have the time and energy, and don't run afoul of local codes."

But for the average man who has no special skills in construction, my advice is: Don't do too much yourself. Better "Let George Do It."

There are pitfalls for the amateur.

Let's discuss work the average prospective homeowner should avoid trying on his own. These are projects which are harder than meets the eye, or where the health, safety and comfort of the family are concerned, and where wise local and state laws and codes insist the work be done by licensed professionals.

CONCRETE WORK is a good example of work to be shunned by the amateur. Most large concrete projects are more than the average man can handle, even when he is exceptionally skilled. One man can install a driveway apron by himself — but it's tricky work. The difficulty is in mixing large quantities of concrete, pouring, working and smoothing it within the rigid time limits set by the nature of the concrete itself. Normally, a batch of concrete will harden within two hours so that it can no longer be worked.

Concrete hardens by chemical action, not evaporation. It can be temperamental stuff, as anyone who has worked with it can tell you. The cost of professional concreting may run high, but amateur work can prove more costly in the long run.

That doesn't rule out smaller concrete jobs for the average man. For example: It is possible to build a walk, or a patio, provided you mix and handle only a small section at a time — like a square of walk at a time, or one small segment of a patio.

PLASTERING also falls into the don't-do-it-yourself class, even though many amateurs have demonstrated a fair degree of success at it. The technique of spreading plaster, especially on ceilings, is tricky.

Normally, a wall carries three coats of plaster: The scratch or base coat, the brown, and the finish. A fairly skilled amateur may be able to handle the first two, but it takes professional skill to put on the finish coat.

Unless you have tried it, you can have no idea of how difficult it is to plaster a wall so that it is flat, and in plumb.

Drywall, on the other hand, calls for a fair degree of carpentering skill, but is a more likely job for the average man to tackle.

WIRING is another province of home construction where there can be danger in unskilled work. Some non-professionals can do wiring; others find it baffling, difficult and fraught with danger.

If you have any doubts as to your own adequacies in this direction, don't tackle the job. You can build in too many perils. And aside from running afoul of building codes, insurance regulations and the like, you'll be taking unnecessary risks with the safety of home and family. In most instances, except for fairly routine repair and replacement jobs — don't do-it-yourself.

HEATING is a big job. To do-it-yourself on a heating system is to invite trouble unless you are specially trained for the work.

The heating engineer has a thorough knowledge of heat losses, how to balance out a system so all the rooms are adequately heated, how big a plant is required, and how to regulate the plant to put minimum strain on it and keep fuel bills down.

He knows about the safety and control devices built into any modern heating system, and how they are hooked into the system to make it work and to prevent disaster. Even so relatively minor a matter as the placement of the thermostat is better left to professional judgment.

PLUMBING appears to be simple — as you watch the plumber at work. Actually, there is some real justification for the high cost of plumbing services. The modern home has a relatively complex plumbing setup, and it, like the heating system, must be kept in balance. The competent plumber will prevent seepage and contamination of the drinking water; he will size the pipes to prevent blockage by waste matters; he will virtually guarantee trouble-free plumbing for at least the youthful years of the home. A plumbing project undertaken by the amateur can get messy; and it can wind up costing the prospective homeowner more than if he had gotten skilled help first.

THESE ARE THE main areas in which to "Let George Do It." In any do-it-yourself work, the big trick is to avoid "painting yourself into a corner." Don't tackle any job where there is a likelihood you will not have the time, the know-how or the energy to finish the work; or where your lack of specialized skills may tend to endanger the safety and health of family members.

WHILE THE LIST of what-not-to-do seems imposing, there are many things the home-building family can do to reduce costs. Most of these projects come in the finishing off of the home — chiefly in decorating, installing certain types of flooring, tiling and the like.

With rollers, for example, paint can go on speedily (but don't put paint or sealer on new plaster walls without first letting them "ripen"—dry out—for a few months; check with your contractor).

Many tile manufacturers—including those making ceramic tile—make it easy for the do-it-yourselfer to put tile around his bathroom and kitchen walls, and elsewhere in the home.

The same applies to flooring—vinyl plastic, rubber and asphalt tile is not too difficult for the average householder to tackle—or his wife can put floor tile down, if she has the inclination and energy.

As noted earlier, walks and patios, as well as barbeque pits, walls and other relatively small concrete projects are within the scope of the homeowner himself, provided he does the work in manageable installments.

A great deal of simple carpentry is certainly within range for the homeowner. For example, if he wishes to save the carpenters' union scale on the smaller jobs around the house, he can put in his own closet shelves, or even hang his own doors (if he knows how it's done).

THERE ARE actually no inflexible rules about how much a man can do to save on the cost of his home. There is only general advice:

Don't do anything that might adversely affect the health, safety and comfort of your family if it's badly done, particularly in the areas of plumbing, heating and wiring.

Don't do anything that may cause labor difficulties with other trades at the job.

Don't do anything contrary to local and state codes and regulations.

Don't do anything that may have to be re-done by a professional with extra cost, and wasted effort on your part. Remember that it is cheaper to have a building tradesman *already on the job* do additional work than to call him back to do that work later—even where he doesn't have to first undo your own unsuccessful attempt.

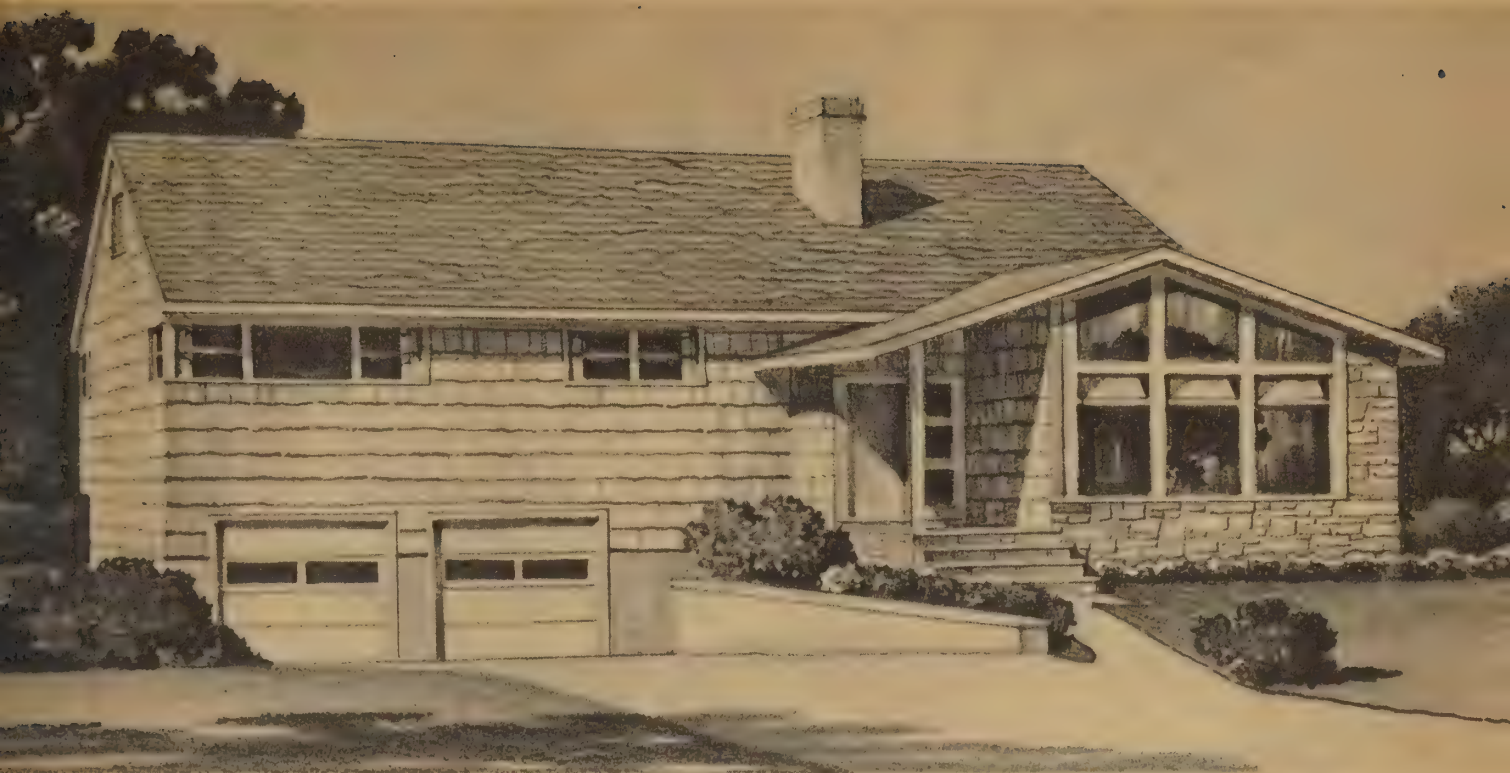
You can staple insulation in place (if you follow directions); you can decorate your home; you can paint the gutters (giving them time to "ripen," too, like the plaster in your home); you might try your hand at drywall partitions, if you can keep them plumb; you can paint the wood trim on the outside; you can build walks, walls and patios, if you don't hurry the job; you can put in a lawn, and landscape generally.

But in those vital matters, where you don't have the real know-how—"Let George Do It."

WHAT'S IN A HOUSE?

Common elements in home construction

LALLY COLUMN	WINDOWS
I-BEAM	Shingle
I-BEAM NAILER	Mullion
GIRDER	Triple
SILL	Picture
BOX	Casement
JOIST HANGERS	Top Hinged
FLOOR JOISTS	TRIM, WINDOW
CEILING JOISTS	Plain
BRIDGING	Molded
SUB FLOOR	Apron
SATURATED FELT	Stool
SOLE OR SHOE	Casing
PLATE	Window Stops
LINTELS	ROCK LATH
HEADER	PLASTER BOARD
STUDS	PLYWOOD
JACK STUDS	BARGE BOARD
RAFTERS	SHINGLE MOLD
COLLAR TIES	FASCIA
PURLINE	SOFFIT
GABLE STUDS	LOUVRES
VALLEY RAFTERS	RETURNS
HIP RAFTERS	WOOD SHUTTERS
VALLEY JACK RAFTERS	HARDWOOD FLOORING
HIP JACK RAFTERS	BASE BOARD
ROOFERS	QUARTER ROUND
SHEATHING	COVE MOLDING
WOOD SHAKES	BED MOLDING
VERTICAL SIDING	SPRUNG MOLDING
CLAPBOARD SIDING	CLOSETS
WOOD SHINGLES	Shelves
ASBESTOS SHINGLES	Cleats
STONE VENEER	Hook Board
BRICK VENEER	Pole
DOORS	Shoe Board
Flush	FLOWER BOXES
Siding	CORNER BOARDS
Paneled	DOOR JAMBS
Dutch	ARCH JAMBS
French	POSTS
Glazed	POST CASING
Overhead	PORCH CEILING
FRAMES	STAIRS
Single	Stringers
Double	Blocking
Triple	Riser
TRIM, DOOR	Tread
Plain	Hand Rail
Molded	Baluster
Doorstop	Spindels
SILLS	Nosing



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Something Different In Split-Levels

PLAN NO. 6740-F

Something different has been achieved in this house design. The interesting front window gives an indication of the unusual interior; just a few steps from the front door through the foyer is the spacious living room with cathedral ceiling. A dining room, two closets and hall give added storage and living space to this area. The upper level consists of three bedrooms and a complete bath. Two bedrooms have raised corner windows which give ample light and ventilation without using up valuable floor space. Seven closets on this level will do much toward solving the ever-present storage problem. The bath can be reached from the rear bedroom or the hall; the stall shower and built in sink with vanity increase its usefulness enormously. Space for an extra bedroom and bath above the kitchen has been provided for. These rooms may be finished when the house is built, or finished at some future date by the "Do-It-Yourself" fan. The

kitchen is nice and roomy, but it is planned with all of the utilities grouped together for convenience and with additional space set aside for a breakfast nook. The porch may be reached from the outside, or through a sliding door from the breakfast nook. This porch, if screened in, will become an extra room well suited for entertaining and dining in fresh air and privacy. On the lower levels, in addition to a lavatory, there is an activity space to please every member of the family—a workshop in the garage for father, a nice big utility space to contain the laundry equipment for mother, and a recreation area that will give the small-fry play space on rainy days and the teen-agers and grown-ups an extra party room. Something different in design, with ample room for every member of the family to live, work and play; this house will be a real family home for you.

Overall Dimensions: 48'0" x 42'5".

Square Feet: 1,460.

Architect: Fenick A. Vogel.



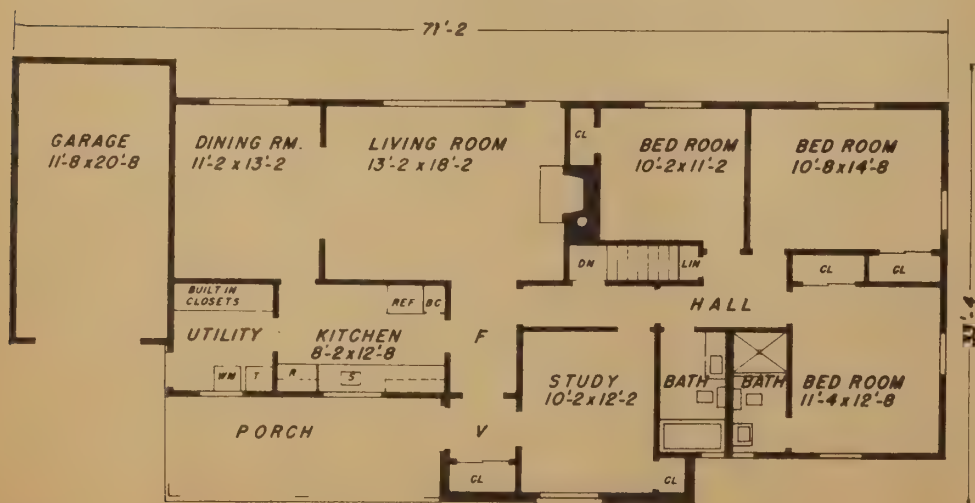
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Ranch Home with an Added Asset

PLAN NO. 6741-F

This beautifully compact four-bedroom house is a budget-buy for the larger family. The study opens right from the vestibule and this adds a feature if a member of the family needs a private office in the home. If the room is to be used as a den, the private entrance makes it unnecessary for the juniors to come into the house at all if they want to use the study for after school get-togethers. Circulation throughout the house is excellent with the central foyer opening the way to bedroom hall, kitchen and utility areas and living room. The service entry also offers protection for the kitchen since you go through the utility room-laundry and there are built-in closets for storage without going further into the living areas of the house. Although the house has a full basement, the laundry room adjacent to the kitchen means step-saving for a busy

homemaker. Living and dining rooms are at the back of the house, comfortably proportioned and well-supplied with wide picture windows for garden views. An arch separates the two rooms and at the back of the living area a door opens out for ready access to any outdoor area you might plan. A handsome fireplace is shown for cozy indoor evenings. Each of the bedrooms (and that includes the study if it becomes the important fourth) has good closet space. The master bedroom has a compact, private stall-shower lavatory, and next to it, for plumbing economy, there is a full bathroom with vanity-lavatory for use by family and guests. The exterior of the house has clean lines and lovely, homey touches such as the columned porch, shutters, and nice contrasts of siding, shingle and stone.



Overall Dimensions: 71'2" x 33'4",
including garage.
Square Feet: 1,460.
Architect: Herbert C. Struppmann.

Fabulous Four-Bedroom

PLAN NO. 1512-F

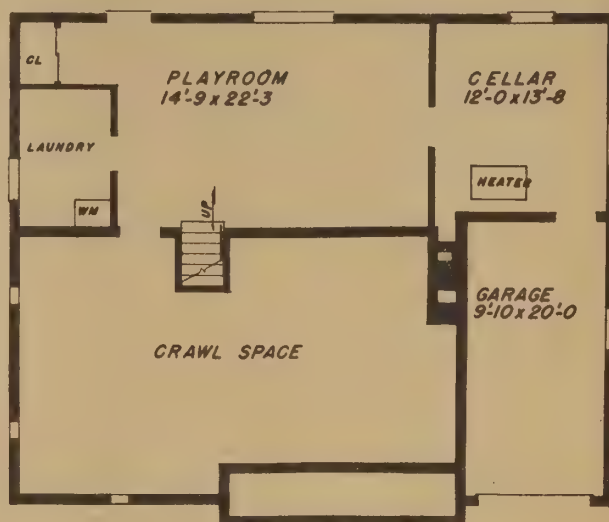
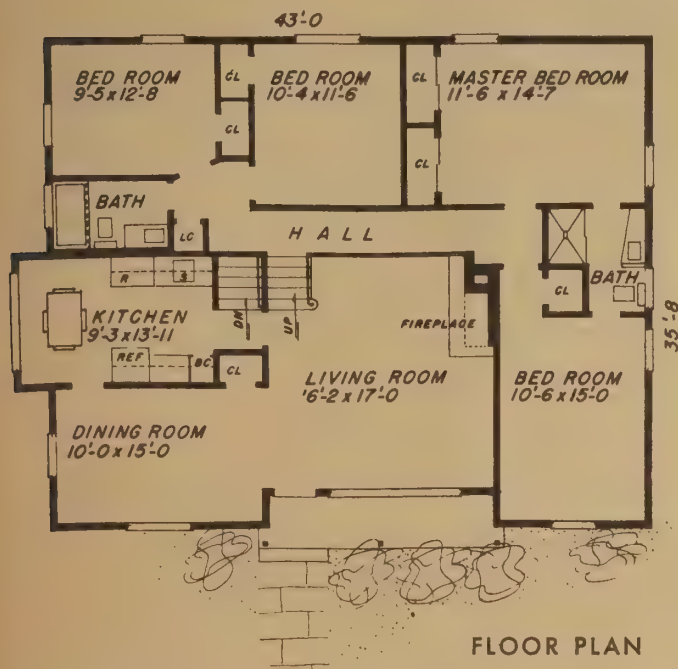
Here is level-headed luxury planning to give the larger family a wonderful new split-level home. The most exciting concept for tri-level living is planned here, in a house you can put on a lot no larger than 60', because the easy half levels go from front to back. There's a bonus of stunning decor too, with the graceful stairway to the bedroom level leading up to a wrought-iron railed balcony. Smartly styled window areas highlight every room, with special emphasis on the striking dining alcove bay in the roomy kitchen. Three of the four bedrooms have two exposures, and each one of them is large enough to sleep

two in comfort. Larger closets make a difference, too, and you'll cheer for the sensible planning that lets the master lavatory serve also as a private bathroom for the front bedroom over the garage, turning two bathrooms into three at no extra cost. Of course, the star of this wonderful home is the recreation room, over 300 square feet of extra entertaining area for all the family.

Overall Dimensions: 43' x 35'8", including garage.

Square Feet: 1,490.

Architect: Herbert C. Struppmann.





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Charm-Inspired Multi-Level, Cover Feature

PLAN NO. 1696-F

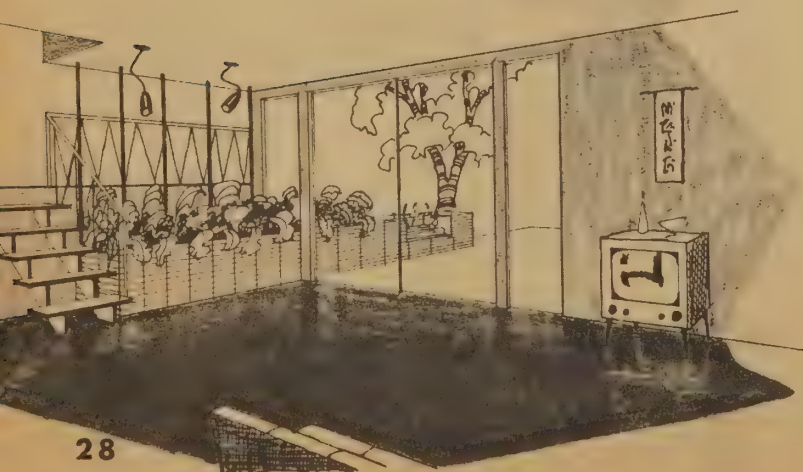
Once you have examined the many wonderful features of this split level plan, you will agree that it must have been designed with just about all of your home ideas uppermost. The jagged line on the floor plan indicates that you are seeing both the entry level and the bedroom level above the garage at one time. What you do is walk in under a covered portico, up one step to the foyer, which is also one step up from the garage. The guest closet is to the right in the foyer, and then straight ahead, five wide steps flanked by planters will take you to living level. You can go right on to the living room if you like, a room almost 25' long, with a corner fireplace, so that you can watch the hearth from the dining room table as well as from the living room itself. The 19' kitchen

at the front is all that a housewife would ask for, with built-in oven, dishwasher and adjacent laundry unit all in row under huge picture windows. Adjoining, at the back, is the prized family room, a "Dutch kitchen" with another fireplace for barbecues indoors and all manner of informal entertaining. This isn't all—an open stairway from the living room leads to a downstairs recreation room and flagstone terrace (outdoor barbecue here). This room has sliding glass doors to let in floor-to-ceiling sunlight. The planter boxes seem to intensify the blend of indoor and outdoor living. Note that you can go right from the garage to the recreation room and upstairs to the main levels. Seven steps up from the living level you reach the bedroom balcony around which are the three unusual chambers. The master bedroom has two closets, one super-sized and its own private bath with a luxury vanity. Along with the two other bedrooms there is an unexpected study alcove or quiet room with a built-in desk. The closet in the bedroom adjoining is master-sized, extending the full width of the comfortable room. Double exposures feature the third bedroom. There's luxury throughout even for the budget-building family.

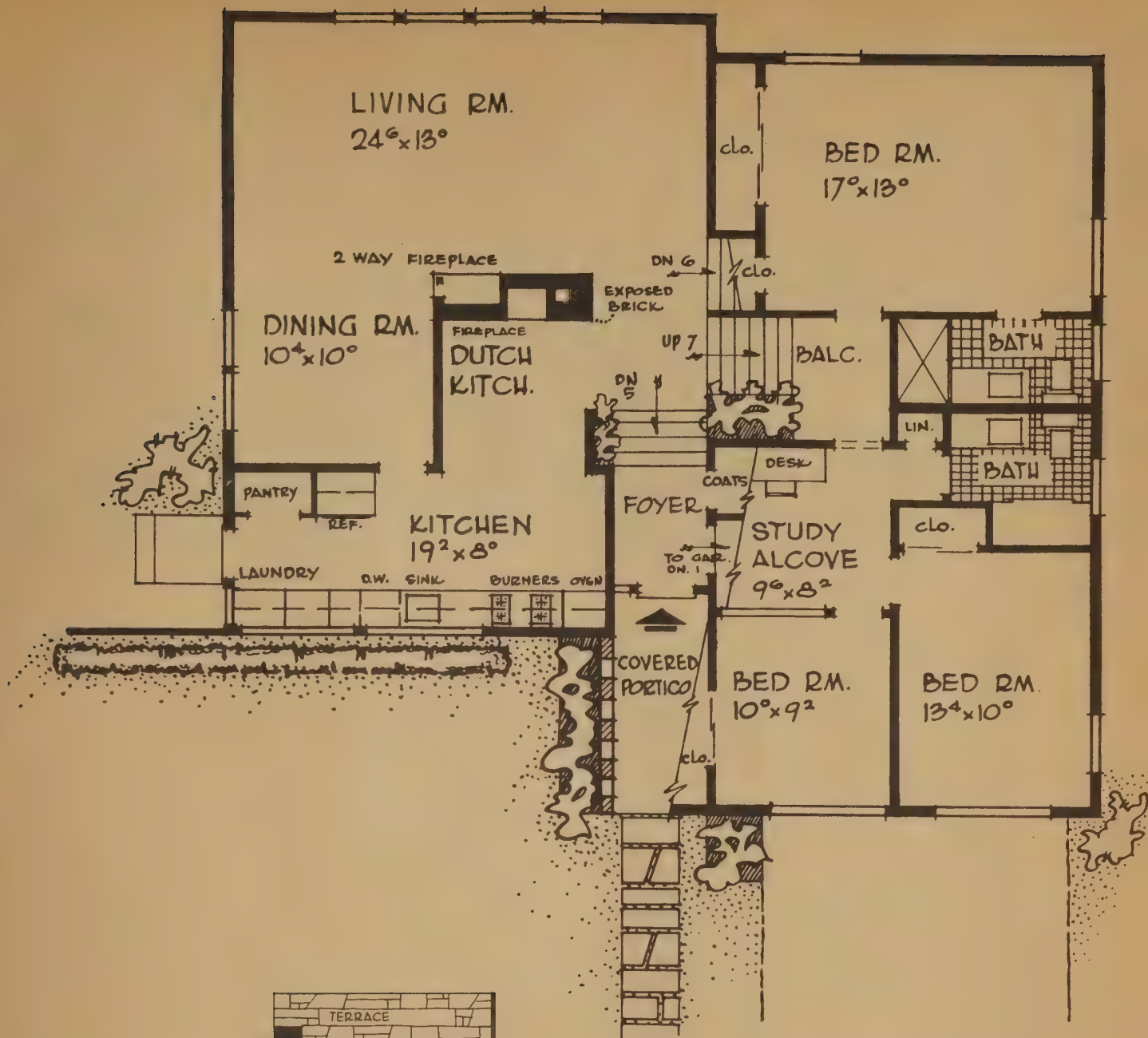
Overall Dimensions: 45' x 39'6".

Square Feet: 1,475.

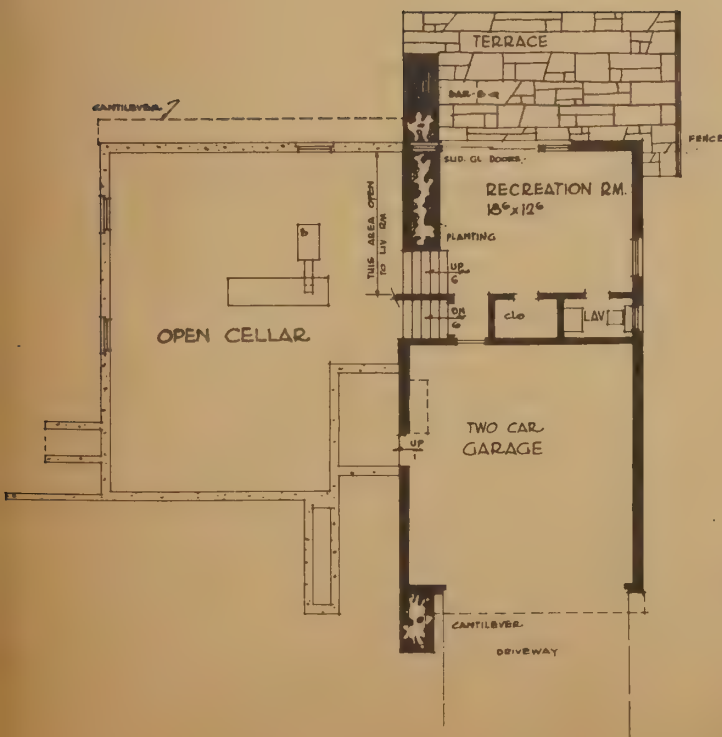
Architect: Herman H. York.



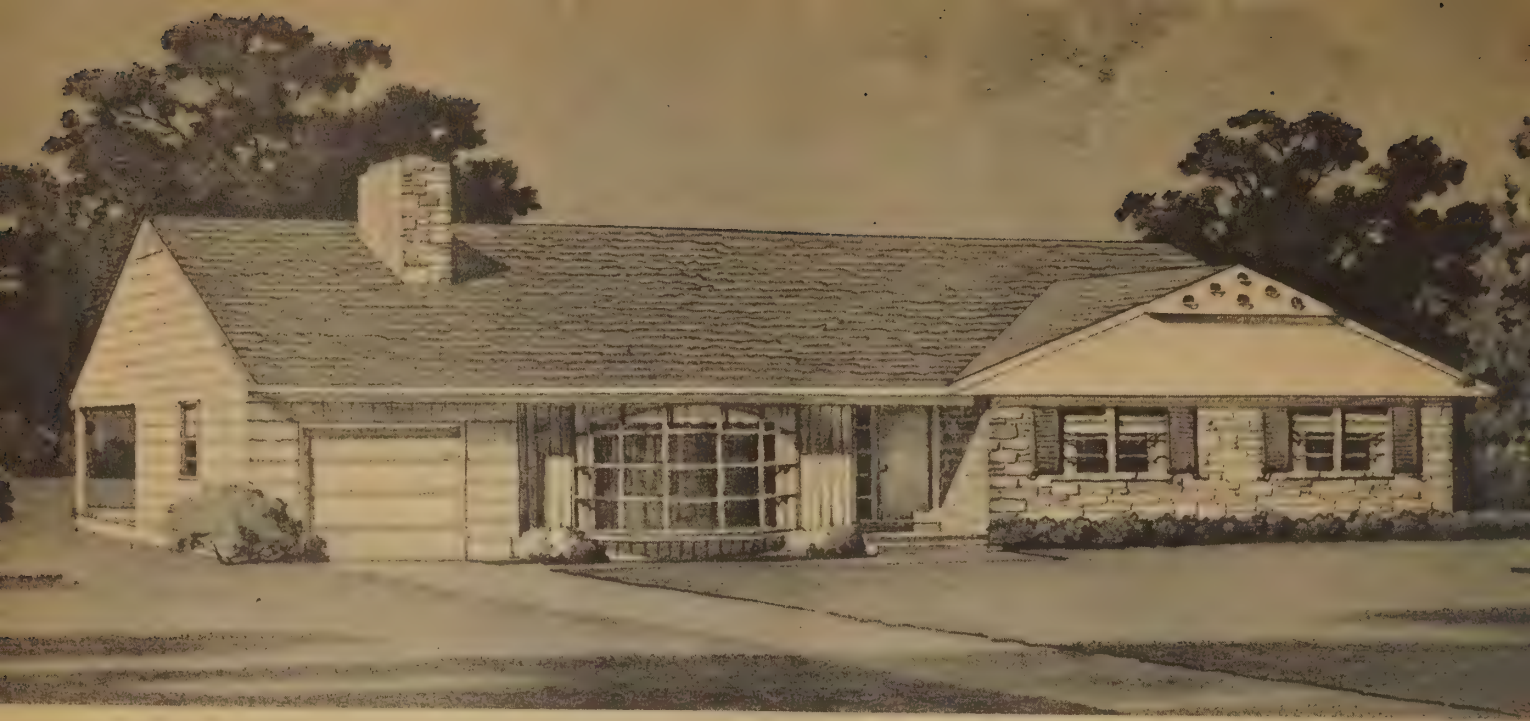
A view to the garden from the recreation room. Note the window wall and planter inside and out. Stairway leads to the living room so that the recreation room can be glimpsed from above through the wrought iron railings.



FIRST FLOOR LEVELS



LOWER LEVEL
Reduced Scale



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Geared to Individual Living

PLAN NO. 6742-F

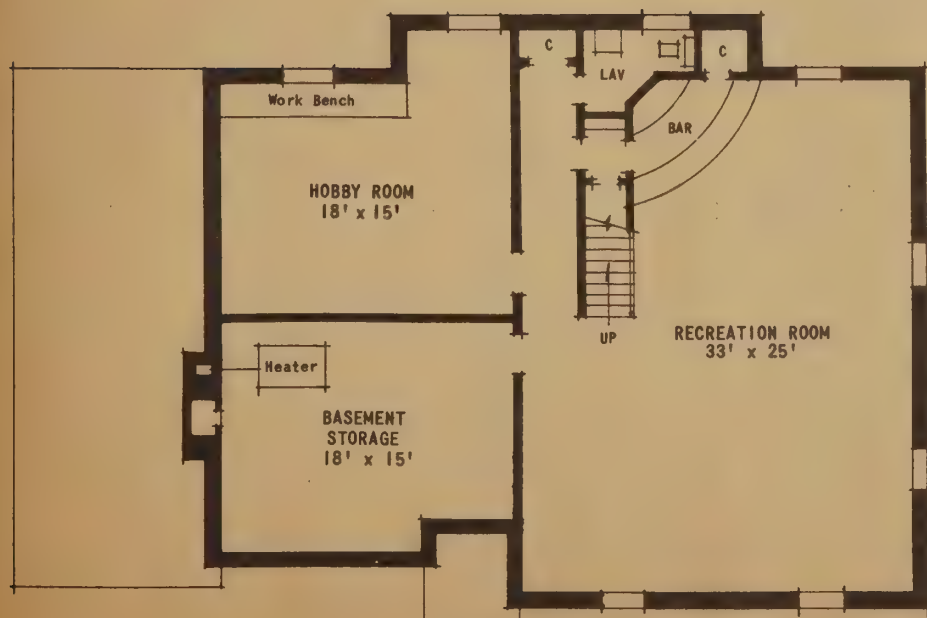
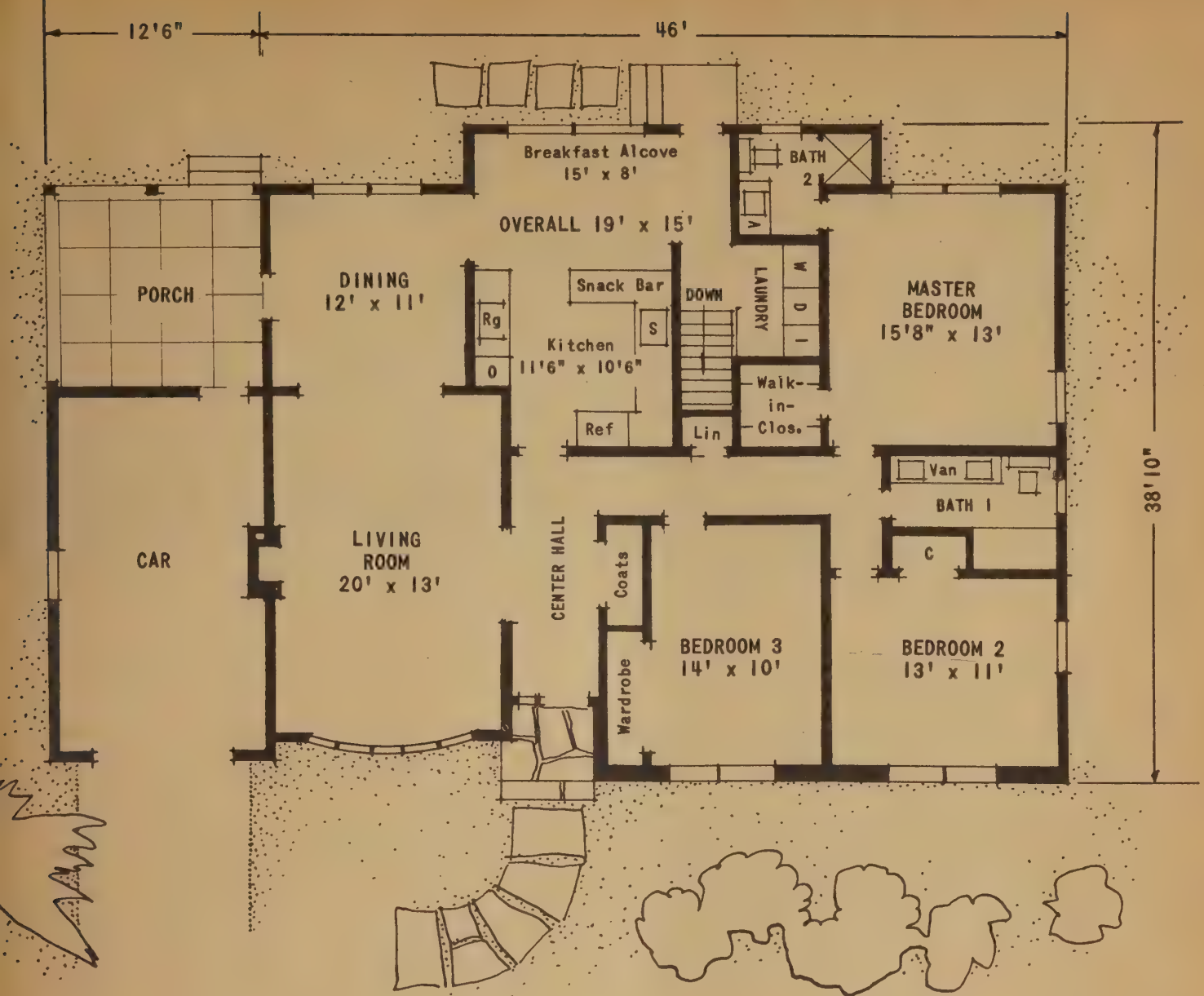
This is a home that stresses family comfort in a custom-styled plan. There's charm in the exterior look of the house and the entertaining areas are stunning, but the basic factor that makes this home universally popular is the completely practical plan. Of course, it begins with a center hall. Traffic patterns become apparent at once. If the youngsters come in the front door, they can head straight for the kitchen and snacks. If the back door is used, they can have their milk and go right down to the recreation room or hobby room in the basement for an afternoon of play or study. Or they can go through the kitchen and reach the bedroom hall with the bathroom at the end. All this freedom of movement without once going through the living or dining areas. This spacious entertaining section of the house goes through from front to back, forming a magnificent space when there are numerous guests. If the group is smaller, dinner can be served in privacy and then the table can be cleared while everyone goes into the living room around the cheery fireplace. On warm evenings, the covered porch is easily reached from the dining room and with the attached garage in front of it, outdoor gatherings enjoy sheltered

privacy. To the right of the entry hall, the bedrooms form an L for sleeping comfort. Special note should be taken of the wardrobe closet in bedroom 3, cross ventilation in the corner bedroom, and the large scale bathroom, with twin sink vanity that these chambers use. The master bedroom is at the back and there are the luxury extras of walk-in closet, vanity in the stall shower lavatory, and a feeling of airy spaciousness that mean so much today. The kitchen and service centers are any homemaker's dream. The overall area is 19' x 15', and the breakfast alcove at the back is wonderfully spacious and bright without stealing any of the important work area on the other side of the island snack bar. Wall oven, counter top range burners refrigerator and sink are in a compact squared-off space, easy to move around in, and easy on the busy housewife. An extra adjunct is the first floor laundry room, just inside the back vestibule, and complete with washer, dryer and ironer. In areas where you might want to eliminate the basement, this would become the utility room, most conveniently planned. Nothing is missing to make this plan your perfect dream house. It will be a source of pride from housewarming day forward.

Overall Dimensions: 58'6" x 35'4",
excluding garage and porch.

Square Feet: 1,550.

Architect: Lester Cohen.





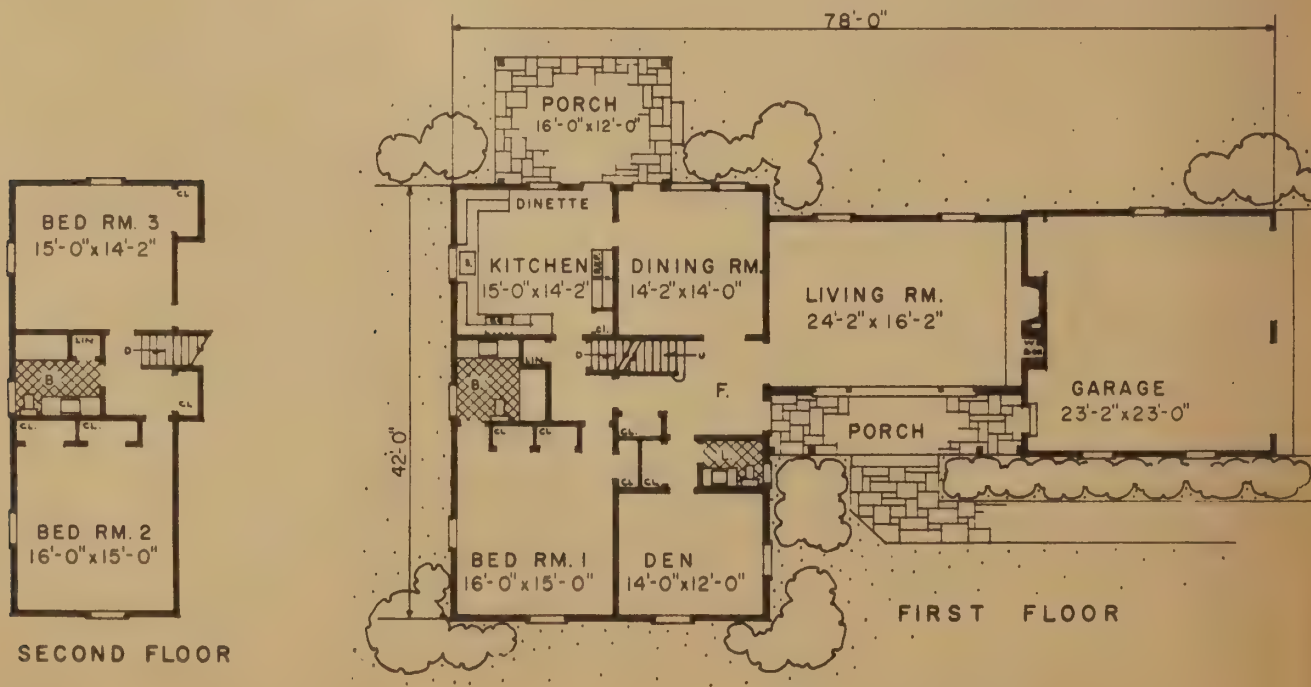
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Spacious And Gracious Expansion

PLAN NO. 6743-F

Here is a home that combines spaciousness with an easy grace, one that would look well in any suburban or country setting. An exterior of clapboard and shuttered windows is accented by a dove cote and the covered porch with its stone wall and large many-paned window. From this porch there is an entry to the two car garage, another entry to the foyer. Directly off the foyer there is a lavatory, closet and den combination which would make

a perfect office for a professional man. These rooms would also make a charming guest apartment. Bedroom No. 1 has two exposures, a double closet, another large closet and a private bath with recessed tub and built-in sink with counter and storage space. The kitchen is an ample one, there is room here for all of the modern appliances, and lots of work space. A dinette corner is convenient to the outside door, and the window faces on the porch

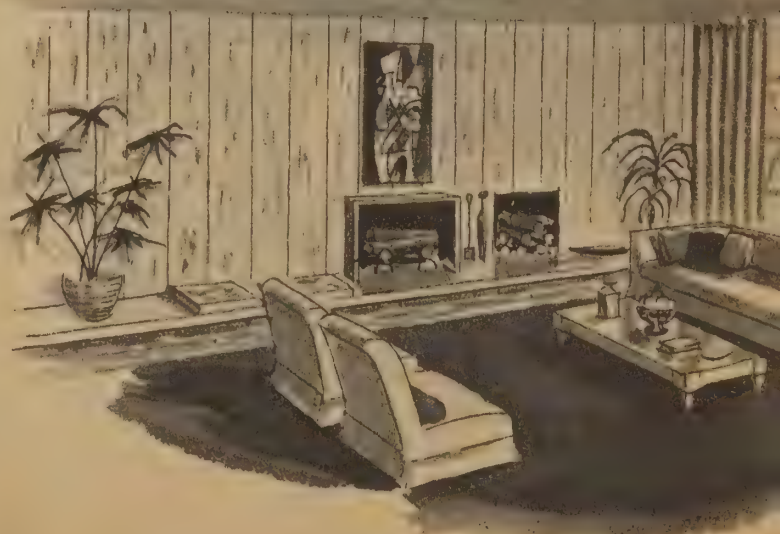
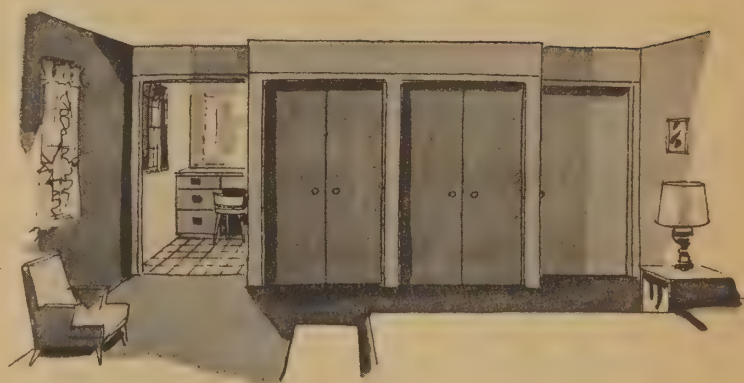




area, which, if enclosed would give a large additional space for open-air dining and entertaining. The dining room is handy to the porch, kitchen and the foyer. The living room is situated away from the main traffic areas of the house to assure privacy and easy maintenance. It is well lighted and the end wall, completely panelled with wood, will be the center of interest and comfort, with its full length raised hearth, fireplace and wood box. At the front of the foyer there is a clothes closet, and a stairway up. The second floor has two bedrooms, each with two exposures, bedroom No. 2 has two spacious closets, the hall has a storage closet, and the bathroom has a linen closet, tub, and vanity sink. The rear hall on the first floor has a linen closet and the door to the full basement. This house has space enough for a large family and a graceful design that will do any home-owner proud.

Overall Dimensions: 78'0" x 42'0",
 including garage.
 Square Feet: 1,580 (first floor).
 Architect: Derick B. Kipp.

Interior views show the attractive living room with a glimpse of its floor-to-ceiling bow window; and, right, above, closets that are really storage units in the master bedroom just outside the private bathroom.

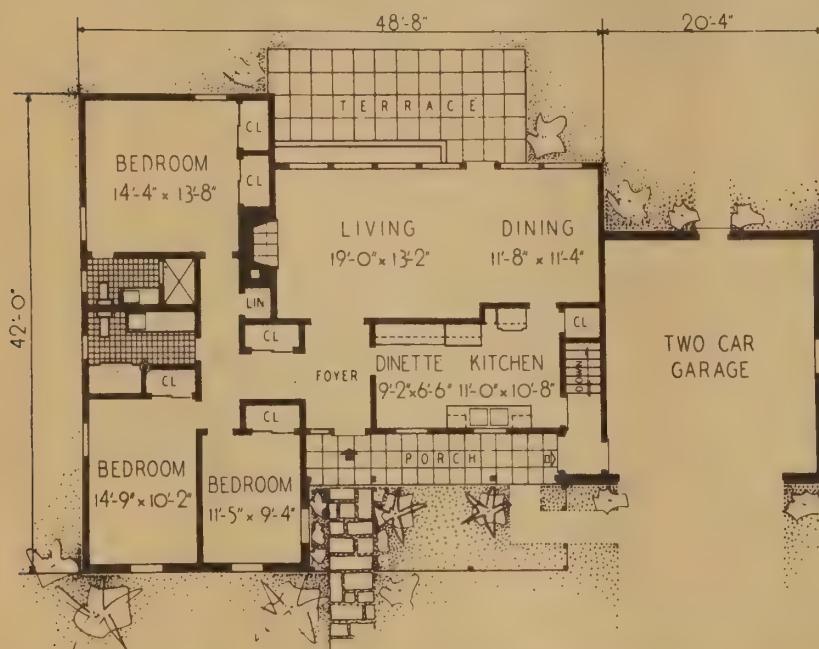


Ranch House Show Place

PLAN NO. 3377-F

If you're conscious of quality (and who isn't, today) you'll find this stunning ranch house answers all of your needs and preferences. The exterior is really lovely, with brick, fieldstone and vertical siding for clever contrasts, and the white rail fence around your front garden and walk. The flagstone front porch with its trim columns has a casual, California air that is so popular everywhere. Inside the spacious foyer from which every area opens conveniently, the feeling of ranch house hospitality is apparent at once. At the back, there is a magnificent 30' expanse of living-dining area, with almost a full picture window wall overlooking the terrace. The kitchen is a capable work center and the dinette adjacent offers perfect dining informality. Note the service vestibule that leads from garage,

porch, and kitchen to the cellar steps. The bedroom wing is well separated from the rest of the house to insure sleeping privacy. Each of the front bedrooms is large enough for two beds and there is cross ventilation for both rooms. Sliding door closets mean extra space in the rooms as well as storage plus. The full bathroom opens to the hall and with the wide vanity it serves as a convenient guest lavatory. There's another vanity for the bathroom in the master bedroom that shares the same plumbing installation for economy. Of course, two exposures are in the master suite, and a closet wall, with sliding doors too, offers superior storage facilities. The striking fireplace in the living room adds its touch of decorator charm that fills this custom-planned home.



Overall Dimensions: 48'8" x 42',
excluding garage.

Square Feet: 1,620.

Architect: Alwin Cassens, Jr.

Conversation Pieces:

Custom-planned kitchen-dinette.

Two vanities.

Eight deep closets.

Almost 30' window wall.

Extra-large two car garage.

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Comfort Keyed Multi-Level

PLAN NO. 1673-F

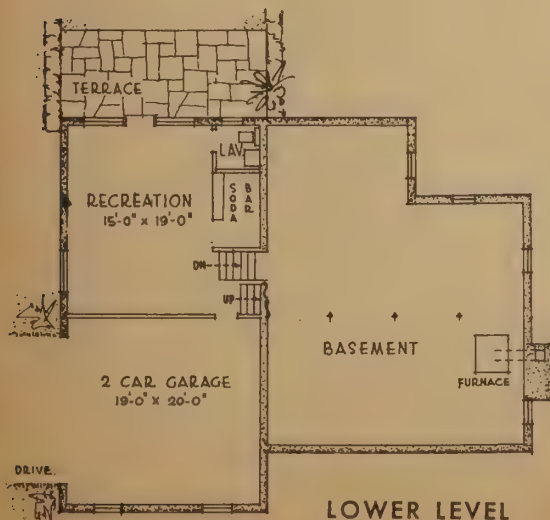
One of the smartest split level plans is provided in this lovely home, shown in brick and shingle with an eye-catching roof line. The covered flagstone entry leads into a broad, welcoming foyer that proves the perfect planning of the center hall. A sliding-door coat closet is recessed under the bedroom level and you can go straight through to service areas, cellar stairs and of course, up the wide stairway to the bedrooms. To the right, the living room is of splendid proportions with a deep fireplace and bay window for decorator interest. The dining room is in the ell beyond and a huge picture window makes it bright and handsome. A 19' kitchen is any homemaker's delight, offering a wall oven, counter top

range, plentiful storage and work areas, and to top it all off, a windowed corner for a dinette area. The laundry is a stepsaver bonus and the deep pantry closet is worth mentioning too. Down the easy few steps, you can reach the recreation room, complete to its own lavatory and a soda bar that will win the junior members of the family. Step out to the flagstone terrace for a glimpse of summer evenings ahead. One of the most popular features is the garage opening to the side, perfect for a corner lot. On the bedroom level, there are two double chambers, and a master suite that includes its own shower-bathroom, walk-in closet and four more closets as well, with a family bathroom in the newest divided design.

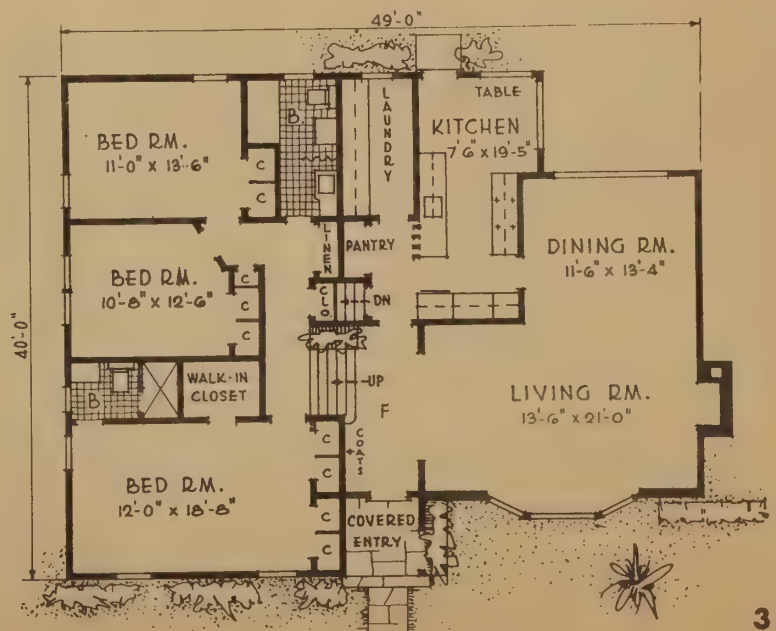
Overall Dimensions: 49' x 40'.

Square Feet: 1,625.

Architect: Herman H. York.



LOWER LEVEL
(Reduced Scale)



FLOOR PLAN

Family Room Featured

PLAN NO. 1586-F

All things considered, your family will agree that the addition of the den off the living areas makes this the perfect home. This is part of today's pattern of lots of living area for all the family and the arrangement of this plan turns over a maximum of space to entertaining facilities. The living room is dramatically proportioned and flows into the dining room at the back for a wonderful "L". A smart, contemporary fireplace serves as a divider. The beautiful bow window adds charm at the front of the living room, while corner windows brighten the dining room. To the side, the den or activities room is a welcome addition, offering extra living indoors, and opening out to the covered porch beyond for a good-weather

outdoor bonus. Best of all, the cost is not much more than a covered breezeway between house and garage. The kitchen at the back has its own entry, and affords a cheery work center for mother, with a cozy corner to accommodate the family breakfast nook. The bathroom is back-to-back, for plumbing economy and adds a vanity for family and guests. Sunlight and fresh air are given full play in the two front bedrooms, but privacy is considered and the windows are set above eye level. A closet wall is shared by these bedrooms for maximum storage area in each. At the back, the master bedroom has a huge walk-in closet that will accommodate storage built-ins easily, and there is also a convenient stall-shower lavatory.

Overall Dimensions: 75'2" x 27'8", including garage.

Square Feet: 1,650.

Architect: Herman H. York.





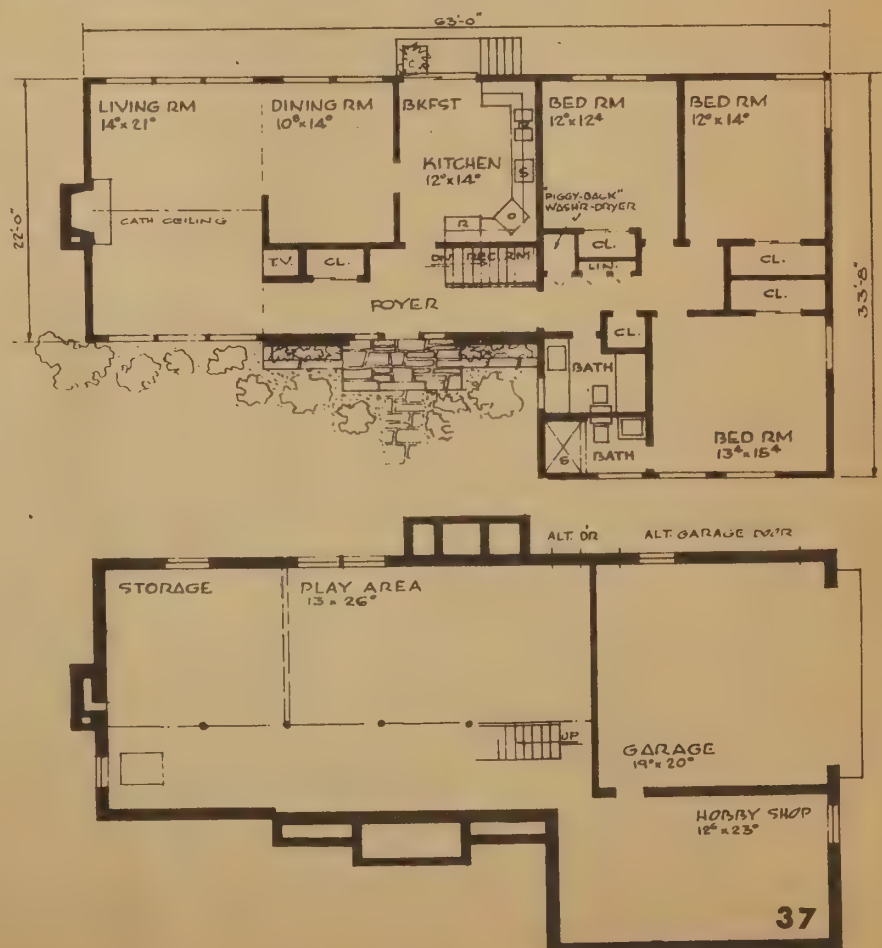
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Ranch House Modern

PLAN NO. 6744-F

The entrance to this modern ranch house is as inviting as it can be. The brick porch is extended on either side to include a planting space for shrubbery. The entire porch is protected from the elements by the roof overhang. The large foyer is lighted by the two window panels which flank the front door; this foyer is located so that the living room, kitchen, or bedrooms may be reached directly without going through any other part of the house. The living room is a pure delight—it has been designed with a cathedral ceiling, a large fireplace centered along the outside wall, as well as a group of three windows along the front wall and another along the rear wall. A space has been provided for a built-in television set which can be pulled out to make it visible from any point in the living room. The large dining room is easily reached from either living room or kitchen. The kitchen includes a spot for breakfasts right next to the small back porch—sliding glass doors and a planter on the porch help to make this breakfast spot light and cheerful. The kitchen has been planned to have appliances spaced for easy workability. All three bedrooms are large and light and equipped with sliding door closets; the master bedroom has its own bath and shower, a second bath off the main hall includes a tub and vanity sink. The bedroom hall space is made doubly useful with several closets and an enclosed space for a "piggy-back" washer and dryer combination. Stairs from the foyer

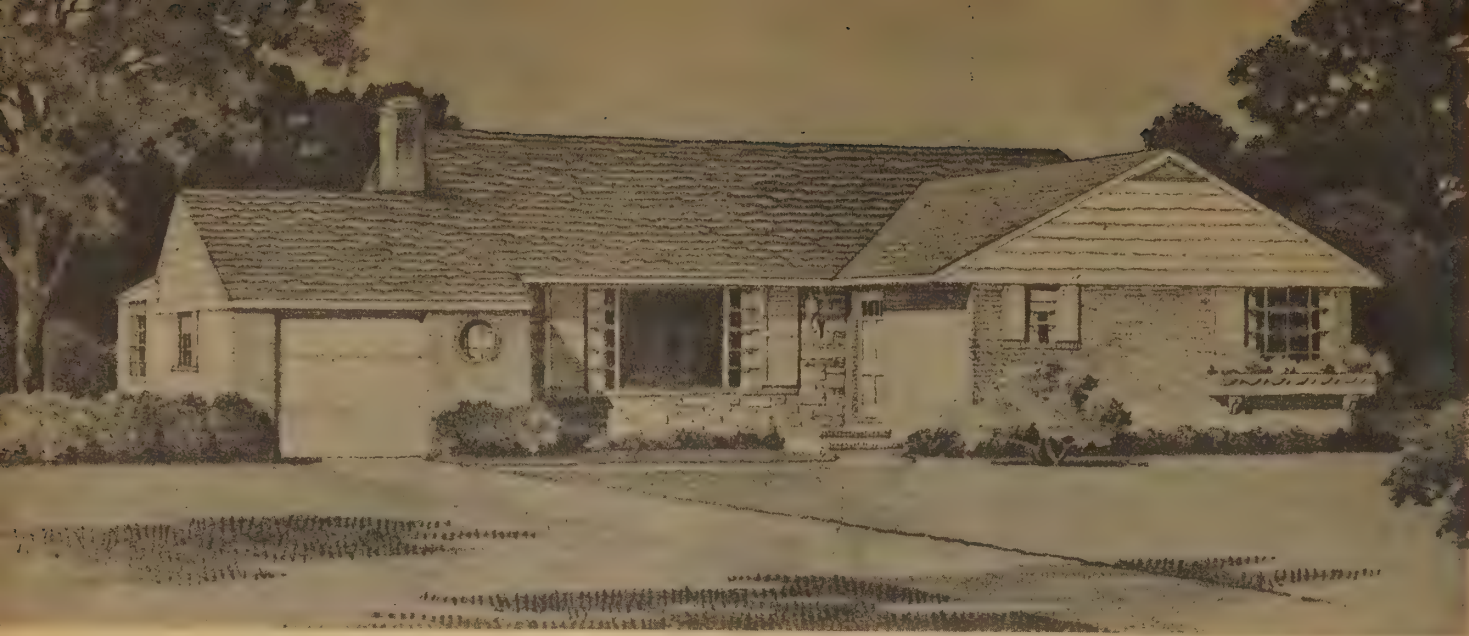
lead down to an ample basement where there is room for storage, a play area for children which may be equipped with a door to the outside, another large room which would be ideal as a hobby shop or work shop, and a garage with a door leading directly into the cellar as well as an alternate plan for an outside door. Modern living is easy in a house as well planned as this one.



Overall Dimensions: 63'0" x 33'8".

Square Feet: 1,650.

Architect: Fenick A. Vogel.



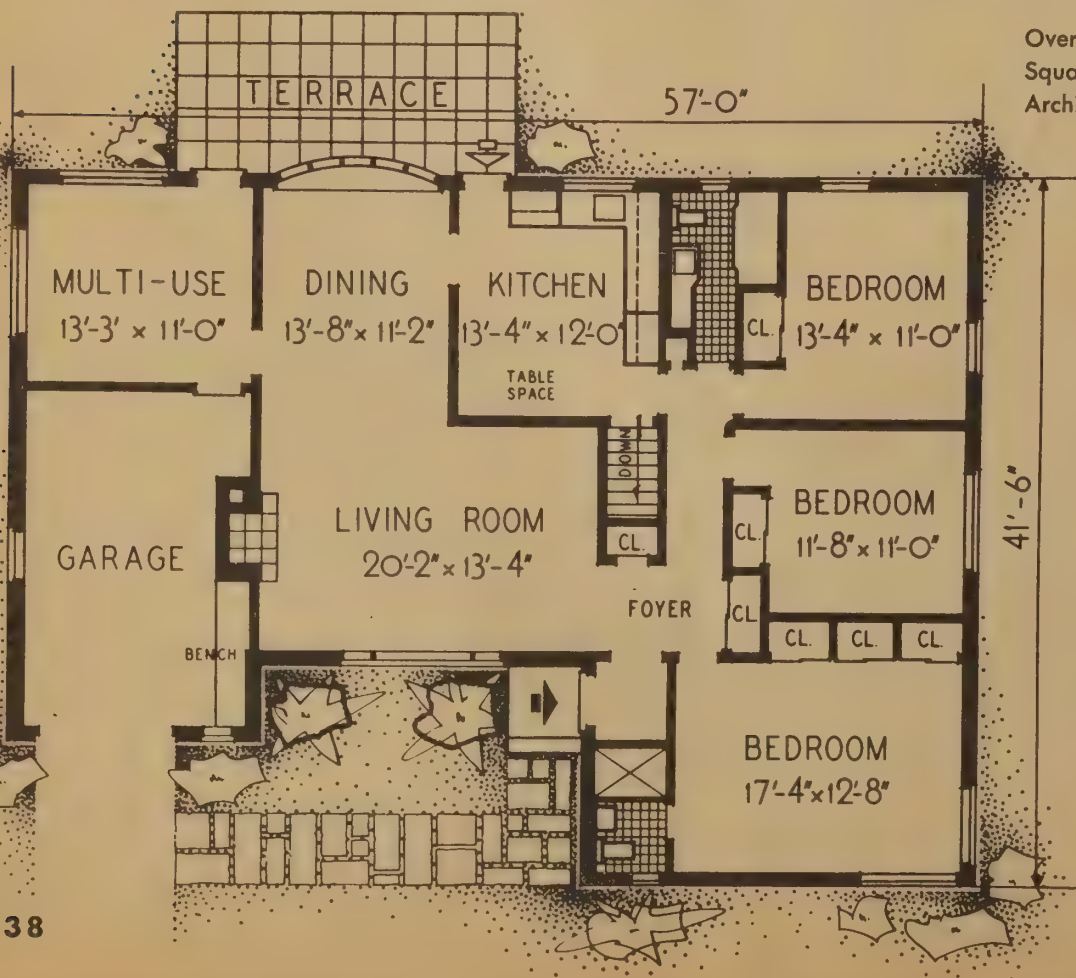
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Multi-Purpose Recreation Room

PLAN NO. 3359-F

In this up-to-date ranch house, the bedroom wing is completely separated from the other areas of the house. The master bedroom has a private shower-bathroom, and a second bathroom at the back serves the family and guests. On the other side of the vestibule and hall there's a 20' living room where a focal fireplace is blueprinted for hospitality. Clever picture windows in living room and

dining room make decorating easy and attractive. Off the dining room, and accessible from the garage is a windowed multi-use room, extra entertaining space for the youngsters when the living room is in use by the grown-ups. Or, it's a perfect study or play room every day. For mealtime informality, there's plenty of space in the big kitchen for a family-sized dinette area.



Overall Dimensions: 57' x 41'6".

Square Feet: 1,710.

Architect: Alwin Cassens, Jr.

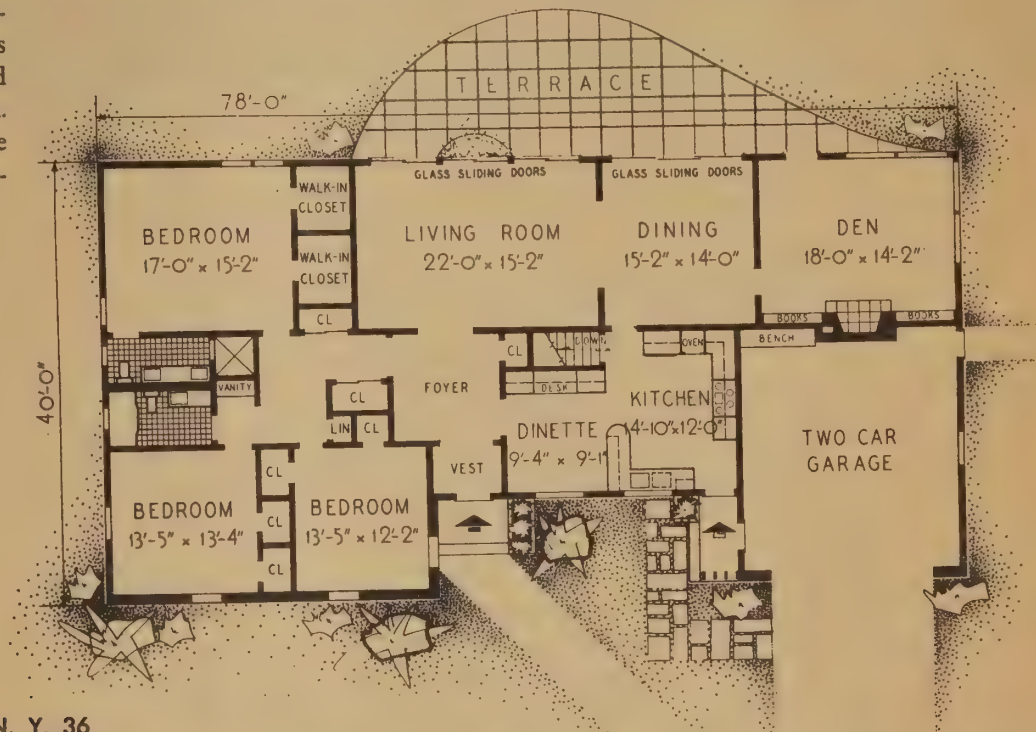
Panorama Terrace Living

PLAN NO. 3382-F

Not a single luxury detail has been left out of this stunning ranch home, where town distinction and expansive country ease are blended. Over 50' of stunning living area is planned for privacy at the back, comprising your formal living room and custom-created dining room that both open out to a curving flagstone terrace through glass sliding doors. And in addition, to complete this expanse, there's the recreation-room den, where a smart stone fireplace is flanked by ceiling-high bookshelves, and magnificent picture windows offer garden views. This extra living room has its own entry to the terrace, too. Three master chambers share the privacy of the bedroom wing. You'll appreciate the cross ventilation in each of the front bedrooms as well as in the master suite, and there are two large closets in each. There's a guest-vanity recess outside the bathroom, plus a dressing table-

lavatory within. The master bathroom has a stall shower and a twin lavatory-vanity, with two enormous walk-in closets for effortless storage. In fact, you can count on 10 superior closets throughout. The double garage is truly double-featured, with a work bench and plenty of room for gear storage, and there's a side door and one leading through the service porch into the kitchen. The service area accommodates the most up-to-date kitchen where counter and cupboard space are at a maximum and there's a built-in oven plus counter-top range. The island work counter sets off almost 100 square feet for your sunny dinette and Mother will welcome the extra built-ins and desk.

Overall Dimensions: 78' x 40',
including garage.
Square Feet: 2,410.
Architect: Alwin Cassens, Jr.



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Versatile Ranch Planning

PLAN NO. 1674-F

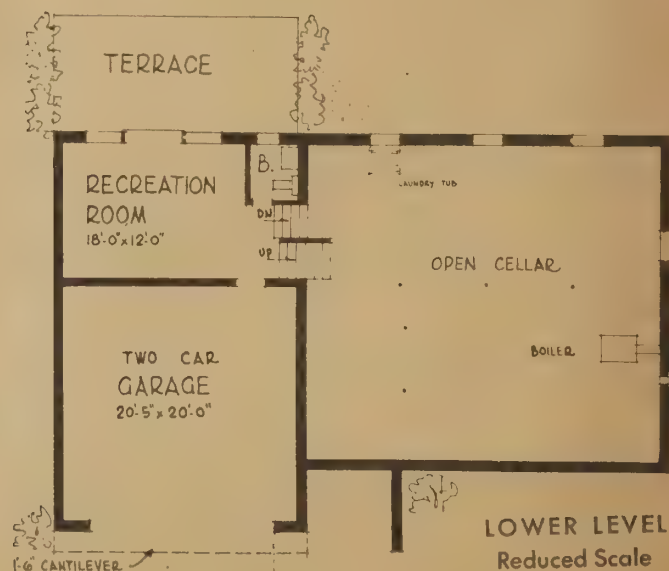
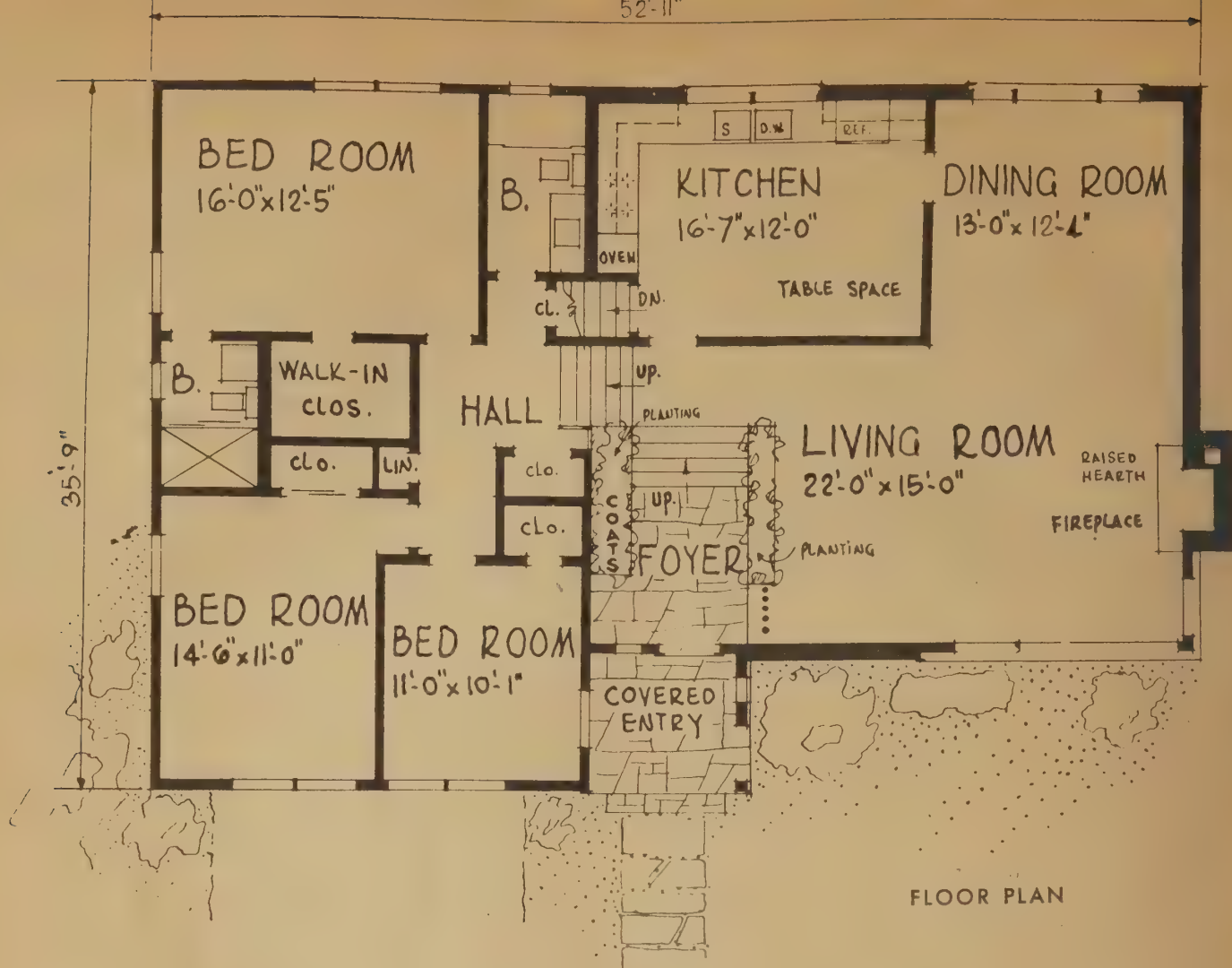
The delightful exterior of this house suggests its attractiveness within. It's a plan geared to modern living, with exciting possibilities for family futures. The protected front doorway leads to a lovely welcoming foyer, with the vista of living room picture window beyond. To the left is the service wing, with kitchen, laundry and clean-up zone all convenient to the side door, as well as to the garage. The mammoth kitchen has counter space galore, arranged in a step-saving U, with a cozy corner set off for a breakfast nook. Next to this is the laundry, complete in every detail. The alternate sketch for cellar plan shows where the basement stairway will be located, and if you prefer an adjacent laundry even with the basement added, the space shown for storage in the garage can be adapted to accommodate washer and dryer as before. This will not disturb the convenient lavatory or mud closet, and note

that the furnace room can be used for outdoor furniture storage opening from the patio. Living and dining areas are all out toward the back. An expanse of almost 35 feet divides itself easily, separated by a planter box and latticed posts to delineate its multiple functions. Focal areas will be the fireplace in winter and the window wall in summer, to look over the terrace and garden. Almost the best feature of the center hall arrangement is the privacy afforded sleeping areas. At the front of the house are the two smaller bedrooms, one easily doubling as a den. Corner windows give each of these chambers two exposures. In a wing by itself, is the master bedroom and bath, with four tremendous closets plus space for a built-in. This bedroom, too, has the luxury of twin exposures, and its privacy is fully assured. This is a house where indoor and outdoor living blend at their very best.

Overall Dimensions: 61'6" x 56'9", including garage.

Square Feet: 1,920.

Architect: Herman H. York.



The entry foyer, a story-and-a-half high, showing the guest closet with planting above and the broad stone steps leading from the flagstone lower level up to the living room. Low planter boxes are filled with greenery for a delightful, natural screen. *Photos by Richard Averill Smith*



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Open Planning on Every Level

PLAN NO. 4567-F

Stunning split-level? Yes, indeed, but the most wonderful feature is the way in which distinction in design goes hand-in-hand with the utmost in livability. The roof-high covered entry means shelter from inclement weather and an extra window in the third bedroom, as well as presenting a handsome approach to your front door. Flagstone goes right inside to the wide foyer, a gracious stairway leads up the main hall, and flanking flower planters in living room and over the entry-level coat closet frame your way up. It's just a few steps to every area—to the living room with corner picture win-

dows, raised hearth fireplace and a lovely dining room ell at the back. Step into the kitchen and find a homemaker's dream of space, easy maintenance, sunlight and air plus a corner that invites a breakfast nook. Three unusually large bedrooms have closets that are just right and a family bathroom features a vanitory. The master bedroom suite has its own lavatory and dressing room closet. On the lower level you have your cellar area well ventilated and a cozy recreation room (note the wash-up lavatory here) opens out to a back terrace for outdoor living areas as well.

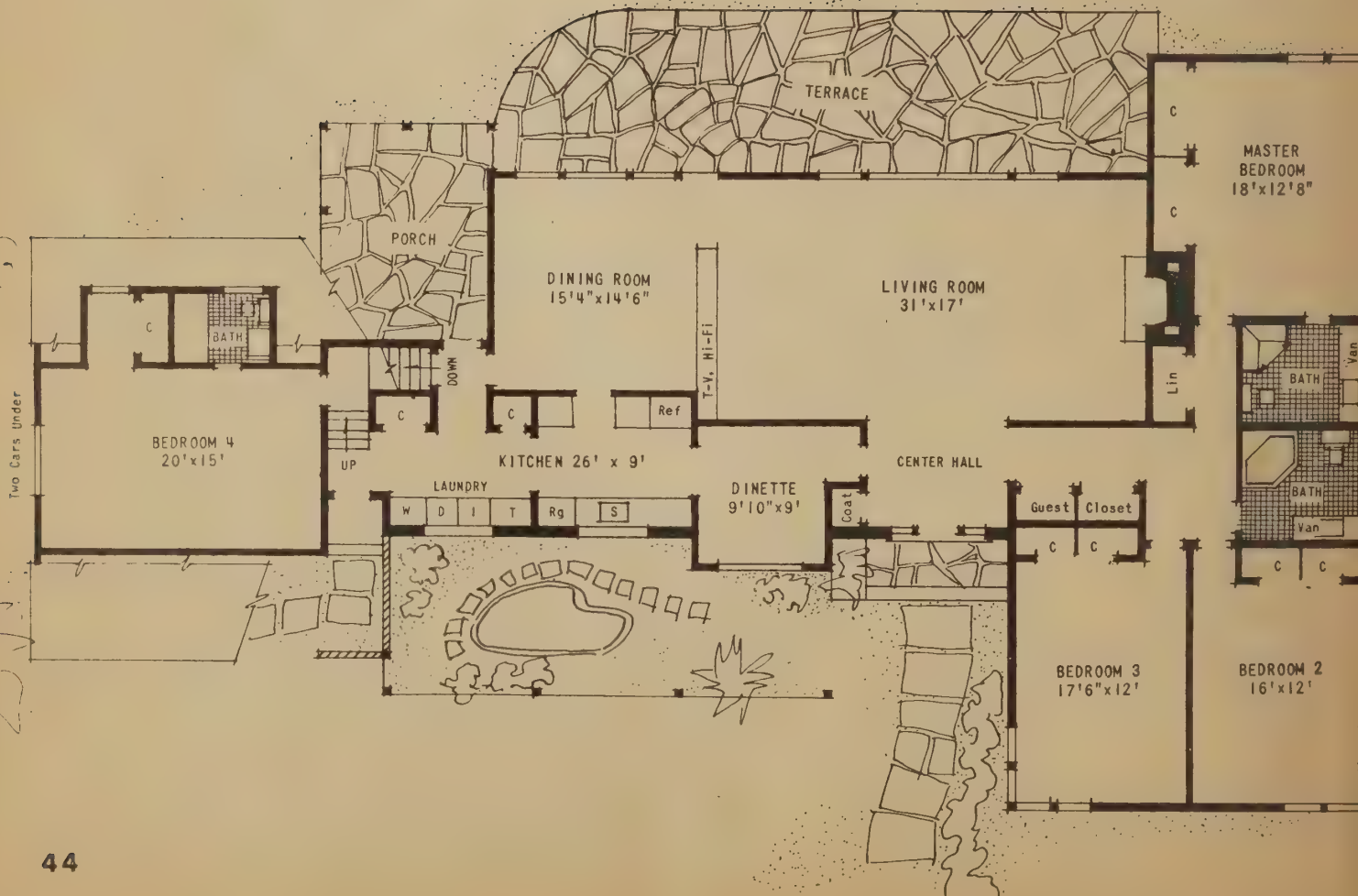
Overall Dimensions: 52'11" x 35'9".

Square Feet: 1,680.

Architect: Herman H. York.

Working convenience in a truly charming setting with every thought for step saving. Of special note are the spic-and-span counters and cabinets, dishwasher next to the sink, and range-top burners plus wall oven at the most convenient height.







ARCHWAY PRESS, 117 W. 48, N. Y. 36.

Look-Ahead Luxury Ranch House

PLAN NO. 1689-F

The difference in this distinctive ranch home is the wonderful extra level idea that affords a garage to one side, and adds a maid's room above, all without destroying the long, low lines that count so much. Smartly styled outside, and perfect for a slope on your property, the house invites you into a practically perfect interior. The reception foyer is a magnificent open area, with a coat closet, and, in the hall to the right you'll find a guest closet almost 9' wide. The two bathrooms (one private for the master suite) are back to back, with an angled tub in the main one and Hollywood stall-shower in the other. Both have unusual vanitory-lavatory fixtures, and sliding doors. Perhaps the most significant features in each of the three bedrooms are the tremendous wardrobe areas, and of course you'll note that corner windows in each chamber provide two exposures. Straight through the foyer, you'll find yourself in a living room that is just about 32' wide, with a marvelous "window" wall, almost 10' across. A free standing storage-wall serves

to separate living and dining zones, and hi-fi or television built-ins will become part of the living room, while china, silver and linens can be stored conveniently for the dining room. A door invites your guests out to the terrace and porch. The service areas can be reached through the dinette at the left of the foyer or by the service door from the porch or front service door. The basement stairs are easily reached and you can go on into the laundry that's as complete as any you'll find. Go up 5 steps to a landing that opens into the 20' maid's room where a shed dormer at the back adds a huge closet and full bathroom, as well as a second exposure. The basement stairs lead right to the "dropped" garage beneath and another 5 steps go down to the full basement. The heater is under the bedroom wing, and a future lavatory is sketched in at this side too. But the entire center basement area is planned to accommodate a future recreation room, with a fireplace to be added under the living room unit.

Overall Dimensions: 95'4" x 54'.

Square Feet: 2,650.

Architect: Lester Cohen.



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Ranch House Masterpiece

PLAN NO. 3380-F

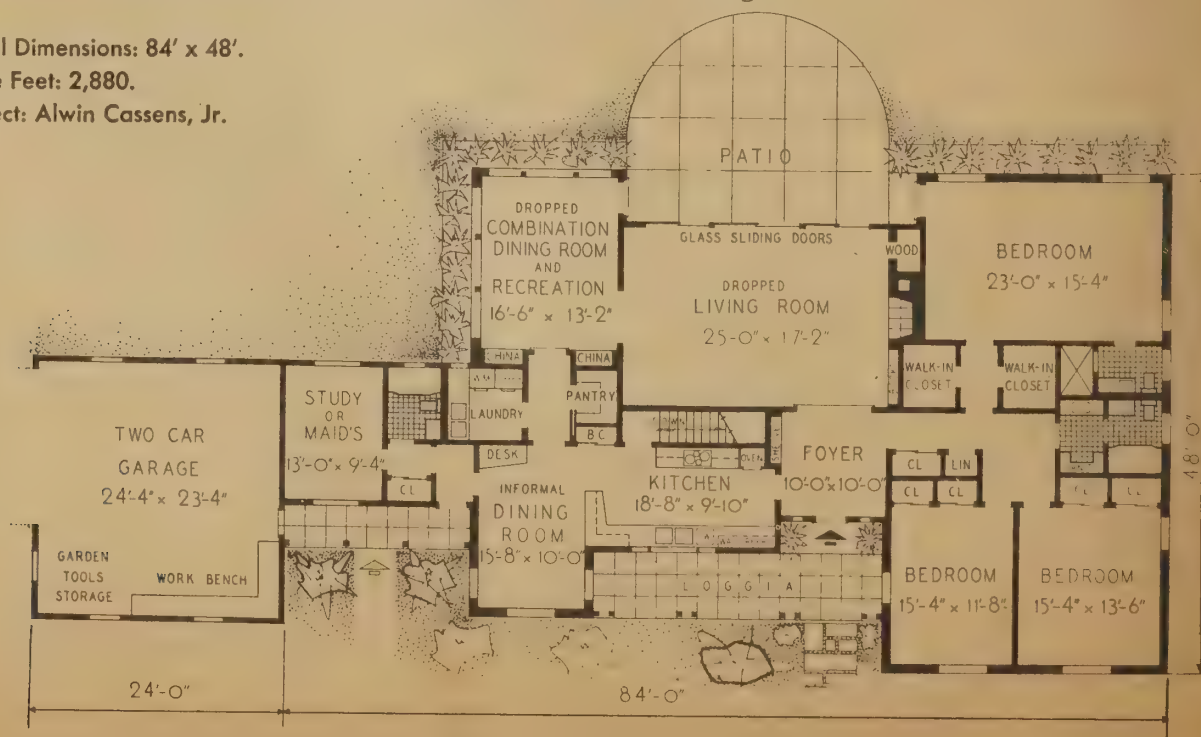
There isn't a single thing missing in this miracle ranch house where spacious luxury goes hand-in-hand with practical planning. Every zone, from service to formal, is a carefully thought-out masterpiece of functionalism. The reception foyer that opens from the flagstone loggia at the front is 10' square, large enough for built-in shelves as shown, and a gracious beginning for hospitality. The kitchen is of a size that can be called "old-fashioned", but it utilizes every modern feature. The oven is the latest built-in type and range burners are in the middle of their own work counters with cabinets overhead. A wall refrigerator is brand new. Three exposures brighten the informal dining room. A built-in desk is an asset to Mother by day, or to youngsters for evening homework. Beyond, there's a complete laundry, and opposite a pantry closet with sliding doors into which you can fit your freezer. Although there is a full basement, it's much more convenient to have these utilities right off the kitchen.

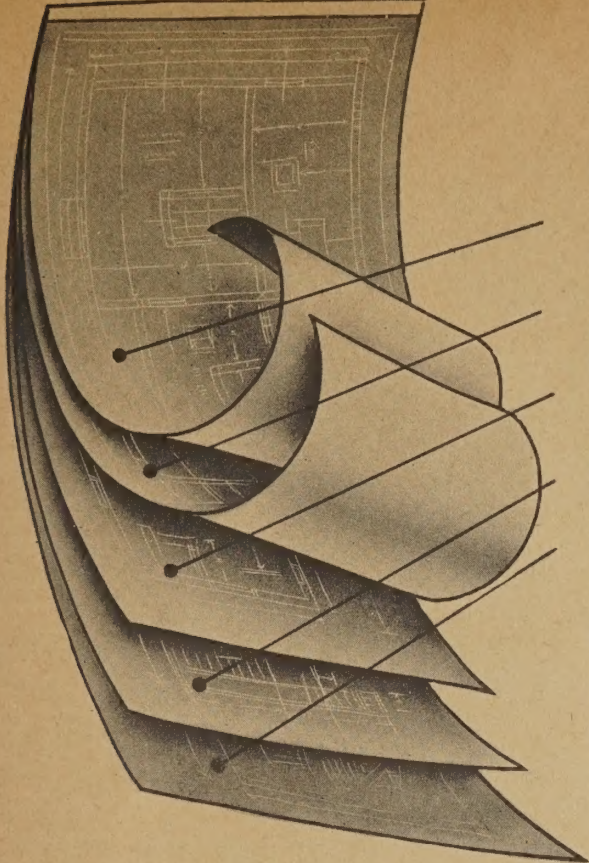
Notice the extra bedroom and bath suite which, depending on your needs, is a maid's room, study or guest room. The family bedrooms are wonderfully proportioned. The two front bedrooms have two exposures and large, sliding-door closets. The bathroom combines powder-room with vanity and vanitory, and beyond, set off by slide-away doors, a full bathroom with another vanitory. The master bedroom is truly luxurious, distinctive in size, and stars magnificent windows and a door out to the patio. Two walk-in closets and a shower-lavatory complete this suite. A step down from the foyer and you're in the formal living room. This dramatic and charming area is enhanced by a fireplace with floor-to-ceiling bookshelves on one side, and a wood cabinet on the other. Glass sliding doors open out to patio. There's a door, too, from the dining room, where stunning window walls and cabinets to display your fine accessories add their note of decorator magic.

Overall Dimensions: 84' x 48'.

Square Feet: 2,880.

Architect: Alwin Cassens, Jr.





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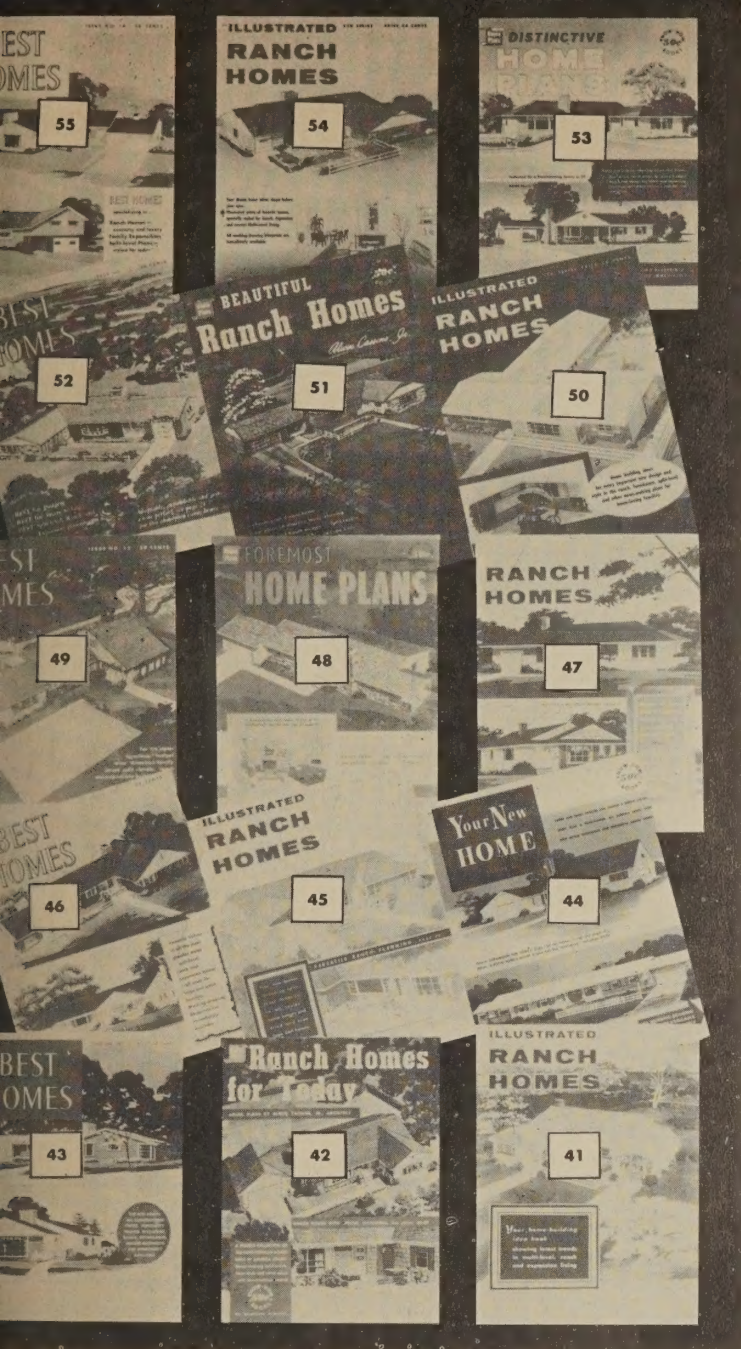
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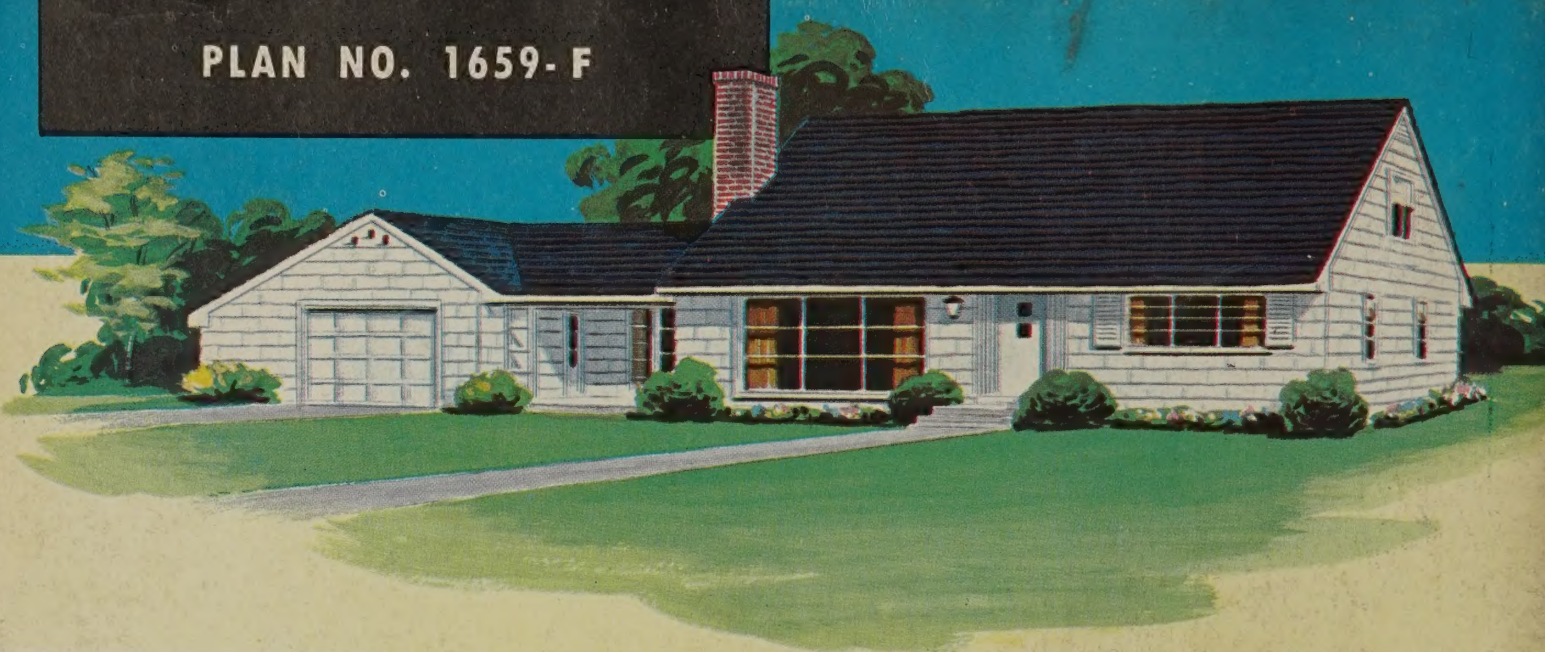
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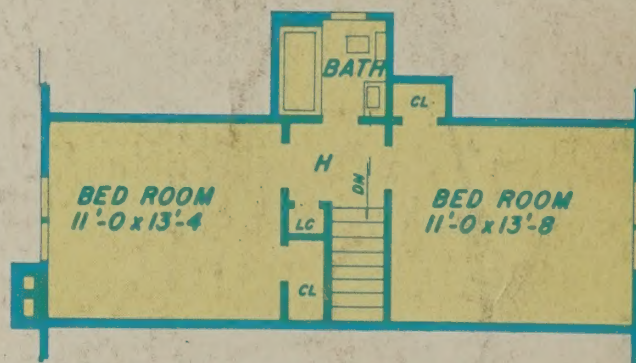


Expansion for Today

This would be a wonderful home to build in easy stages, starting with the basic first floor plan and as time and budget allow, you can add breezeway and garage, and later, or at the same time if family needs demand it, finish the expansion attic. The exterior gives the impression of long, low styling, and the breezeway means sheltered outdoor living area reached from both kitchen and living room. Inside, there is window magic in every room. The stunning window in the living room can be a full-view picture expanse if you like. Two wide windows brighten the kitchen and dinette adjacent, and efficient work area is featured. Each of the downstairs bedrooms enjoys double exposures and when you complete the future second floor, there will be two more bright comfortable sleeping rooms. The addition of a full shed dormer will provide two exposures in these bedrooms as well if you want it. Economy features are not left out in any part of the planning. Back-to-back plumbing is provided for kitchen and bathroom, and the second bath above will be on the same plumbing stack.

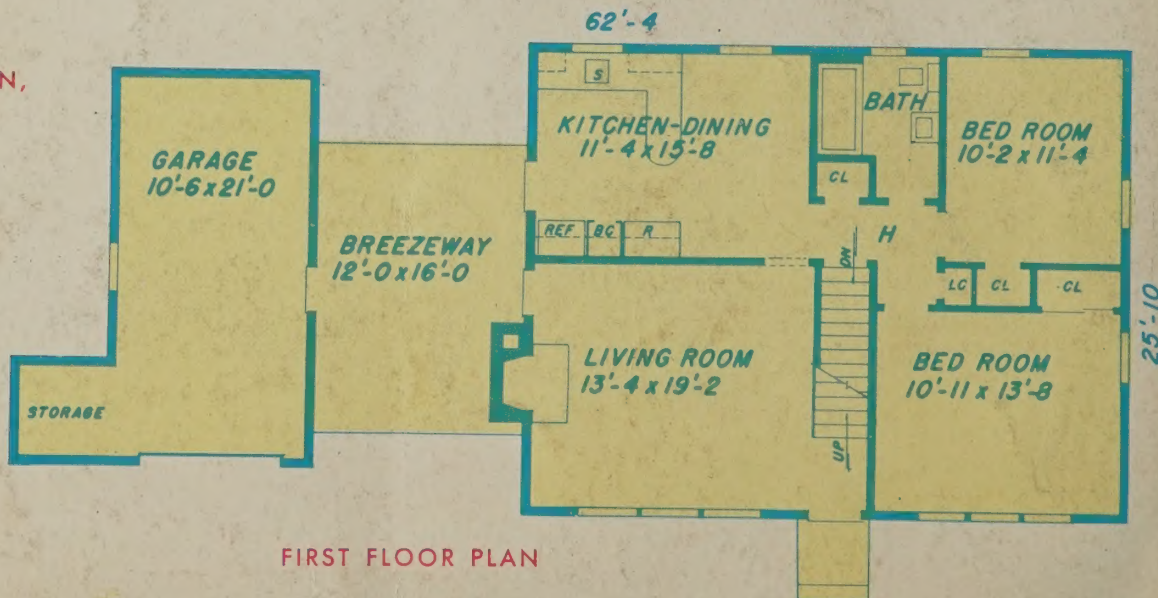
Closets throughout are plentiful and large, with one in the kitchen for brooms, a guest closet in the back hall, a whole wall of closets between the first floor bedrooms, and three more upstairs. This expansion marvel typifies today's smart planning.

Overall Dimensions: 34' x 25'10", excl. b'way and gar.
Square Feet: 835 (1st floor). Architect: Alfred H. Ryder.



FUTURE SECOND FLOOR

TO ORDER THIS PLAN,
SEE PAGE 47.



FIRST FLOOR PLAN